August 8, 2024

New York State Department of Environmental Conservation
Superfund and Brownfield Cleanup Section, Region 2
Division of Environmental Remediation
Attention: Hasan Ahmed
47-40 21st Street, Long Island City, NY 11101

Re: Nassau Metals, OU-2
Voluntary Cleanup Program Site No. V00159
Corrective Actions Work Plan
***ASR* Project #A22-115**

Dear Mr. Ahmed,

Advanced Site Restoration* (*"ASR"*), *a division of Laurel Environmental Geosciences ("***Laurel***") has been retained by the property manager for the Nassau Metals, Operable Unit No. 2 (the "Site") to address the outstanding Documentation Request for Site Management Compliance. This work plan has been prepared in response to the NYSDEC letter, dated June 20, 2023, to provide supplemental information regarding construction work that was completed at the Site in the 2022 calendar year.

Background

The Site is managed under a Site Management Plan ("SMP") and associated Excavation Work Plan ("EWP") that must be complied with during any construction activities. During the 2022 calendar year, ***ASR*** was retroactively made aware of construction activities that were performed at the Site that were not in compliance with the SMP and EWP. The construction activities separately occurred at 158 Page Avenue (Lot 270), and at 286 Richmond Valley Road (Lot 250). The NYSDEC request letter, dated June 20, 2023, established a list of requirements to bring the Site back into compliance with the SMP. The NYSDEC letter is provided as Attachment A of this work plan.

Information Obtained from Contractors

At 158 Page Avenue, ***ASR*** requested additional information from Mammoth, Inc. ("Mammoth"), the general contractor that performed the work in this area of the Site. Mammoth provided an overview of work performed between September 2022 and January 2023, which included exterior electrical for building and signage, sidewalk and curb installation, drive through renovations, exterior sprinkler system, asphalt repairs and modifications, and landscaping. Mammoth provided a list of materials that were imported to the Site; the list of materials imported to the Site includes approximately 15 yards of bluestone, 10 yards of topsoil, and 10 yards of mulch. Mammoth provided receipts for the bluestone from F.M.B. Materials, Inc., located at 7061 SR 35, South Amboy, New Jersey. However, the bluestone was reportedly imported from the facility to a different location, and then later relocated to the Site. The topsoil and mulch were reportedly sourced from South Shore Material & Supply, Inc., located at 327 Industrial Loop, Staten Island, New York, however no receipts were provided. No chemical quality data was provided for any imported materials at 158 Page Avenue. Mammoth certified that no organic material was removed from the Site as

Advanced Site Restoration •53 W Hills Road, Suite 1, Huntington Station, NY 11746 •phone (631) 673-0612 •fax (631) 427-5323

part of construction; all excess soil generated during construction was reportedly relocated to a hill to the east of the Site Building at 158 Page Avenue. All inorganic materials (i.e., concrete and asphalt) were removed from the Site by F.M.B. Materials Inc., d.b.a. Island Roll Off, located at 79 Storer Avenue, Staten Island, New York. According to the provided job tickets and invoices, approximately 40 yards of concrete and 10 yards of asphalt were removed from the Site. Mammoth's responses are provided as Attachment B of this work plan.

At 158 Page Avenue, ***ASR*** was provided with architectural plans for the renovations. The plans were drafted by Tamborra Architecture Construction, P.C. ("Tamborra") and dated January 24, 2022. The plans include specifications for typical concrete sidewalks, concrete driveways, curbing, asphalt roadbeds, tree planting details, and other miscellaneous construction details. No specifications were provided for general landscaping. ***ASR*** has reviewed the provided plans and noted that no demarcation barriers were specified in the construction components discussed above. The pertinent construction details are provided as Attachment C of this work plan. The full Tamborra architectural plans can be provided upon request.

At 286 Richmond Valley Road, ***ASR*** requested additional information from Design Landscapes, Inc. ("Designs"), the landscaper that performed the patio installation and landscaping in this area of the Site. To date, ***ASR*** has held verbal discussions with Designs, but has not received a written response to a request for documentation. Visual observations and a review of known information indicate that, at minimum, topsoil and mulch were imported and placed in an area covering approximately 3,000 square feet. According to the notification letter from ***ASR*** to the NYSDEC, dated March 3, 2022, approximately 60 yards of native and/or certified clean sand (part of the "Gully Fill" cap) was proposed to be excavated and re-used as part of the patio construction. No chemical testing was performed on the native soil prior to re-use. In addition, an unknown material (i.e., bluestone, recycled concrete aggregate, or paving sand) was likely imported for use as a base beneath the patio and associated walkways, however no documentation of this material has been provided. The previous notification letter to the NYSDEC is provided as Attachment D to this work plan.

For the Site, Rogers Surveying, PLLC., was retained to provide an updated survey showing the existing conditions and locations of improvements. ***ASR's*** interpretation of the changes in the capping system at 286 Richmond Valley Road is provided in Figure 1 of this work plan and the interpretation for changes at 158 Page Avenue is provided in Figure 2. As part of this survey, topographic contours were provided throughout the Site to assist in the evaluation of potentially imported and re-used materials. In the area surrounding the newly constructed patio at 286 Richmond Valley Road, the topographic contours indicate that the surrounding topography increased by approximately 4 feet since the previous elevation readings were collected. The volume of material required to raise the topography is inconsistent with the volume of material excavated and re-used as part of the patio construction and is inconsistent with the volume of material placed as part of the "Gully Fill" capping system. ***ASR*** has not been able to resolve the discrepancy to date. The updated survey, most recent historical survey, and updated topographical map are provided as Attachment E of this work plan.

Subsurface Investigation

To remedy the existing data gaps regarding modified capping systems constructed at the Site, and to provide chemical quality data for imported materials, ***ASR*** proposes to conduct the following subsurface investigation:

- 158 Page Avenue
    - Twelve (12) continuous soil borings will be advanced from current ground surface until the existing demarcation barrier (i.e., historic asphalt layer or fencing) is encountered or to a depth of 10 feet below ground surface ("bgs"), whichever is shallowest. This includes a minimum of two (2) soil borings per type of modified cap (i.e., new asphalt, new concrete driveway, new concrete sidewalk, or new landscaping), and three (3) soil borings in the area where soil was reportedly relocated. Proposed soil boring locations are shown on the attached Figure 3. All soil boring locations will be verified by a licensed surveyor and provided along with an updated survey upon completion of the subsurface investigation.
        - SB-1 and SB-4 are intended to confirm the construction of the modified landscape capping system.
        - SB-2, SB-8, and SB-9 are intended to confirm the construction of the modified concrete sidewalk capping system.
        - SB-3 and SB-12 are intended to confirm the construction of the modified concrete driveway capping system.
        - SB-5, SB-6, and SB-7 are intended to characterize the soil that was reportedly relocated to the hill area.
        - SB-10 and SB-11 are intended to confirm the construction of the modified asphalt driveway capping system.
    - A total of five (5) representative grab soil samples will be collected from the imported topsoil or the relocated soil. The soil samples will be transported to a New York State Department of Health ("NYSDOH") certified Environmental Laboratory under chain of custody procedures and analyzed for NYSDEC Part 375 parameters including volatile organic compounds ("VOCs") with tentatively identified compounds ("TICs"), Target Analyte List ("TAL") semi-volatile organic compounds ("SVOCs"), TAL heavy metals, pesticides, herbicides, and polychlorinated biphenyls ("PCBs").
        - The soil samples from SB-1 and SB-4 are intended to characterize the imported topsoil and mulch. One (1) representative grab sample will be collected from the imported topsoil, and one (1) representative grab sample will be collected from the imported mulch. The grab samples are to be analyzed for VOCs as described above. The topsoil from both samples will be composited, and the mulch from both samples will be composited. The composite samples will be analyzed for the remainder of the analytes described above.

    - The soil samples from SB-5, SB-6, and SB-7 are intended to characterize the soil that was reportedly relocated to the hill. A representative grab sample will be collected from shallow (i.e., 0 to 12" below grade) soil at each location to be analyzed as described above.
  - Additional soil samples may be collected if any other imported organic material types or discrete areas of contamination are identified during the subsurface investigation.
  - Soil boring logs will be constructed for each soil boring location for use in creating as-builts for the modified capping system components.

- 286 Richmond Valley Road
  - Fourteen (14) continuous soil borings will be advanced from the current ground surface to a depth of 10 feet bgs. This includes a minimum of three (3) soil borings per type of modified cap (i.e., gully fill cap, patio), and six (6) soil borings in areas where material was apparently imported to the Site. Proposed soil boring locations are shown on the attached Figure 4. All soil boring locations will be verified by a licensed surveyor and provided along with an updated survey upon completion of the subsurface investigation.
    - SB-13, SB-14, and SB-17 are intended to confirm the construction of the modified landscape capping system to the north and east of the building.
    - SB-15 and SB-16 are intended to confirm the construction of the modified concrete sidewalk capping system.
    - SB-18, SB-20, and SB-21 are intended to investigate the area where fill material was imported to the Site.
    - SB-19, SB-22, and SB-26 are intended to confirm the construction of the modified paver capping system.
    - SB-23, SB-24, and SB-25 are intended to confirm the construction of the modified gulley fill capping system.
  - A total of five (5) representative soil samples will be collected from the imported topsoil, the relocated native material, and the imported material of unknown origin. The soil samples will be transported to a NYSDOH certified Environmental Laboratory under chain of custody procedures and analyzed for NYSDEC Part 375 parameters including VOCs with TICs, TAL SVOCs, TAL heavy metals, pesticides, herbicides, and PCBs.
    - The soil samples from SB-13 and SB-14 are intended to characterize the imported topsoil and mulch. One (1) representative grab sample will be collected from the imported topsoil, and one (1) representative grab sample will be collected from the imported mulch. The grab samples are to be analyzed for VOCs as described above. The topsoil from both samples will be composited, and the mulch from both samples will be composited. The composite samples will be analyzed for the remainder of the analytes described above.

- The soil samples from SB-18, SB-21, and SB-23 are intended to characterize the native material that was regraded and/or the unknown fill material that was likely imported. At least one (1) representative grab sample will be collected from each soil boring location to be analyzed as described above. If multiple discrete layers are observed in the subsurface, at least one (1) soil sample will be collected from each layer. Composite samples collected from multiple soil boring locations may be utilized as appropriate.

- Additional soil samples may be collected if any other imported organic material types or discrete areas of contamination are identified during the subsurface investigation.
- Soil boring logs will be constructed for each soil boring location for use in creating as-builts for the modified capping system components.

Reporting and Scheduling

Following completion of the subsurface investigation, a comprehensive report will be prepared detailing the schedule and timeline of events that occurred in 2022, the location and chemical quality of all imported or re-used native materials, and certified as-builts for the modified or newly constructed capping systems.

The subsurface investigation is anticipated to be conducted in September 2024, pending NYSDEC approval of this work plan, with the report completed in October 2024.

Please let us know if you have any questions on this proposed investigation.

Respectfully submitted,

Jamie Burgher
Project Manager, Geologist III

Attachments: A: NYSDEC Letter
B: Mammoth's Response Letters
C: Tamborra Architecture Plans
D: Notification Letter to NYSDEC
E: Rogers Surveying Documents
Figure 1.0 ASR Interpretation of Modifications (286 Richmond Valley Road)
Figure 2.0 ASR Interpretation of Modifications (158 Page Avenue)
Figure 3.0 Site Sketch with Proposed Soil Boring Locations (158 Page Avenue)
Figure 4.0 Site Sketch with Proposed Soil Boring Locations (286 Richmond Valley Road)

ATTACHMENT A

NYSDEC Letter

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Region 2
47-40 21st Street, Long Island City, NY 11101
P: (718) 482-4995
www.dec.ny.gov

June 23, 2023
This letter supersedes the letter of June 20, 2023.

Jack Friedman
Best Equities LLC
1165 East 24th Street
Brooklyn NY 11210
frieg21@gmail.com

Re: Nassau Metals, Staten Island
Voluntary Cleanup Program Site No. V00159
Documentation Request for Site Management Plan Compliance

Dear Mr. Friedman:

On May 2, 2023, the New York State Department of Environmental Conservation (the Department) met with representatives for the Volunteer at the Nassau Metals Operable Unit No. 2 (OU2) site to discuss the construction work at OU2 (156 Page Avenue and at 286 Richmond Valley Road) that occurred in 2022. Present during the inspection were representatives of the Department, Best Equities LLC (the OU2 Site Owner), Roux (consultant for the Volunteer), and Laurel Environmental Geosciences, D.P.C. (consultant for the OU2 Site Owner). The inspection revealed that the site cover system (also referred to herein as the "cap") outside the restaurant at 156 Page Ave and at the gully fill area located to the west of the building located at 286 Richmond Valley Road was breached and modified in 2022 without formal NYSDEC notification to the Department as required by the approved OU2 Site Management Plan (SMP).

As required by Section 2.9 of the Excavation Work Plan (EWP) which is included as Appendix B of the SMP, modifications to the site cover system require prior approval by the Department. A figure showing the modified surface was not provided to the Department prior to the work noted above. To document and certify compliance with the SMP, the OU2 Site Owner must provide the information, plans, surveys, data, and/or certifications listed below. The items identified must comply with applicable requirements identified in the OU-2 SMP and related DER guidance documents.

<u>156 Page Ave</u>.

1. Provide a certified survey of the modified cover system to confirm the exact locations of each component of the existing and modified cover system around the building. Compare the current cover system to the most recent as-built drawings and provide new, certified as-builts. The new survey should specifically document the limits of any *existing* cover system components and the limits of

any *new* cover system components. For example, the survey should identify the limits of:

- Modified Asphalt Cap where new pipes were installed (Refer to SMP Appendix F, Detail 6 on Drawing 7 of 8)
- Modified Asphalt Cap where new asphalt was added to existing asphalt cap (Refer to SMP Appendix F, Detail 7 on Drawing 7 of 8)
- New Concrete Cap where new islands (trees/ landscaping) and curbs were installed (Refer to SMP Appendix F, Detail 3 on Drawing 6 of 8 and Detail 8 on Drawing 7 of 8)

2. Submit a plan to take borings to document thickness and depth of fill (the Plan may be a simple figure with rationale for proposed locations) for Department approval that will provide enough data to (1) document the thickness and depth of each new/modified component of the cover system and (2) confirm the depth, relative to grade, of the respective demarcation layer for each new/ modified component of the cover system identified above. This is necessary in the event of any future disturbances, so that the updated SMP provides the depth of the cover system.

3. The OU2 Site Owner must provide certification that there was no off-site disposal relative to the intrusive activities performed in 2022.

4. The OU2 Site Owner must provide documentation of the chemical quality of all imported material (i.e., stone, topsoil, sand, etc.) relative to the intrusive activities performed in 2022. Approximate quantities of imported material must also be provided.

5. Submit a Plan to sample any material that was relocated and provide the approximate quantity of this relocated fill. As stated previously, the Plan may be a figure with rationale for proposed locations. The OU2 Site Owner must document, on the submitted survey, where any excavated fill materials were excavated from and relocated to. This work serves to confirm compliance with SMP requirements for reuse of on-site fill materials.

6. The OU2 Site Owner must develop a second soil boring plan for Department approval (simple figure with rationale for proposed locations and associated sampling details) that details the collection and analysis of any imported fill materials (i.e., topsoil and sand) placed onsite that is associated with the intrusive work performed in 2022. The OU2 Site Owner must document these locations on the submitted survey. This work serves to confirm compliance with SMP requirements for importing of materials.
7. Provide a schedule/timeline of events that occurred in 2022.

8. Provide all CAMP data that was collected.

9. Based on conversations on 5/2/23, it appears that requirements were not followed with regards to stockpiling of excavated, unsaturated soils. The OU2 Site Owner shall affirm that any similar future intrusive work will be performed in compliance with EWP.

<u>286 Richmond Valley Road ("Gully Fill" area)</u>

1. Provide a survey prepared by a licensed surveyor. Survey the limits of modification to the cover at the "Gully Fill" area drawings and provide new, certified as-builts that documents modifications to what was previously installed at the Site and formally approved by the Department. For reference, the most recent As-Built Modifications provided by the OU2 Site Owner in November of 2018 for OU-2 is provided as an attachment. The new survey should specifically document the limits of the modified cover. The goal is to confirm the exact location of this modification.

2. Submit a boring plan to measure the thickness and depth of new cover at Gully Fill for Department approval. The plan, a simple figure with rationale for proposed location(s), must provide adequate data to document the thickness and depth of the modified Gully Fill Cap and confirm the depth, relative to grade, of the respective demarcation layer. The OU2 Site Owner must document these locations on the submitted survey.

3. The OU2 Site Owner must develop a second soil boring plan for Department approval (simple figure with rationale for proposed locations and associated sampling details) that details the collection and analysis of (1) any imported fill materials (i.e., topsoil and sand) placed onsite and (2) relocated on-site fill material, if applicable, associated with the intrusive work performed in 2022. This work serves to confirm compliance with SMP requirements for importing and placing off-site fill/reuse of on-site fill materials. The OU2 Site Owner must document these locations on the submitted survey.

4. The OU2 Site Owner must provide certification that there was no off-site disposal relative to the intrusive activities performed in 2022.

5. The OU2 Site Owner must provide documentation of the chemical quality of all imported material (i.e., stone, topsoil, sand, etc.) relative to the intrusive activities performed in 2022. Approximate quantities of imported material must also be provided by the OU2 Site Owner.

6. Provide a schedule/timeline of events that occurred in 2022.

7. The OU2 Site Owner must provide CAMP data for all work performed when the demarcation layer for a composite system component was breached, if applicable, and for all related activities until the demarcation layer was restored. In areas with a hard cap, the demarcation layer is the concrete or

asphalt cap. In areas with a soil cover, the demarcation layer is the geo-synthetic clay layer or geosynthetic fabric. If the demarcation layer was not breached, CAMP data does not need to be provided.

As noted in the October 8, 2010 Department-approved Excavation Work Plan ("EWP") for OU-2, any future intrusive work that will penetrate the cover system and expose underlying, remaining fill material/soil will be performed in compliance with the EWP. Please note the following additional detail with regards to breaching the cover system from Section 2.9 of the EWP that is provided below verbatim:

> *"After the completion of soil removal and any other invasive activities, the composite cover system will be restored in a manner that complies with the Final Design Documents. For all components of the composite cover system, any constructed demarcation layer (i.e., GCL, geosynthetic fabric, concrete, stone subbase or equivalent material) will be replaced to provide a visual reference to the top of the "Remaining Contamination Zone", the zone that requires adherence to special conditions for disturbance of remaining contaminated soils defined in the SMP for OU-2.* ***If the type of composite cover system changes, with NYSDEC approval, from that which exists prior to the excavation (i.e., a soil cover is replaced by asphalt), this will constitute a modification of the cover element of the remedy and the upper surface of the "Remaining Contamination".*** *A figure showing the modified surface will be included in the subsequent Periodic Report and in any updates to the SMP for OU-2."*

Based on the requirements noted above, the OU2 Site Owner must address the action items listed above, by area, to facilitate approval of the various modifications made to the composite cover system and a Periodic Review and Certification. Note, all Work identified above shall comply with applicable requirements identified in the OU-2 Site Management Plan and related documents.

Please provide a written response to each comment above, including the plans and document requested above, within 30 days. The response must also include a schedule for the installation of soil borings as requested in comments 2 and 3, above.

In addition, please note that the firm by which a licensed PE is employed and any firms which produce documents certified by the PE under their employment must also be authorized to practice engineering in the State of New York and must present that authorization upon request. Any firm submitting PE-certified documents is considered to be practicing engineering and, therefore, must hold a Certificate of Authorization from the New York State Department of Education. Please have Laurel Environmental Geosciences DPC's authorization presented to the Department.

If you have any questions, please contact me at (718) 482-4891 or by email: sondra.martinkat@dec.ny.gov.

Sincerely,

Sondra Martinkat

Sondra Martinkat
Project Manager

ec: Jane O'Connell, Cris-Sandra Maycock – NYSDEC
Scarlett McLaughlin, Sally Rushford – NYSDOH
John Galasso – Nokia
Omar Ramotar, Sarah Stern – Roux
Jamie Burgher, Edward Wong, P.E. – Laurel Environmental

ATTACHMENT B

Mammoth's Response Letter

Mammoth, Inc.

166 Industrial Loop, 1st Floor
Staten Island, NY 10309
(718) 984-3666 / (718) 227-5707
info@mammothcontractors.com

October 9, 2023

Laurel Environmental Geosciences
ASR Environmental Geosciences (a division of Laurel Environmental)
53 West Hills Road, Suite 1
Huntington Station, NY 11746
Attn: Jamie Burgher

RE: Construction performed at 158 Page Avenue

Dear Jamie,

Construction commenced at 158 Page Avenue in September 2022 and was concluded in January 2023.

- September; Exterior electric for building and signage, sidewalks & curbs, drive thru
- October; Exterior sprinkler
- November; Asphalt, Landscaping

No organic material was removed from site. All excavated material was placed 'on the hill', as indicated in the following graphics.

Blue stone was imported from FMB Materials by Reliable Site Development earlier (invoice follows) and was stockpiled on another jobsite. 15CuYrd were brought to site by Reliable Site Development. It is situated under the concrete drive thru, new asphalt and new sidewalks and curbs as indicated in the following graphics.

10CuYrd of Topsoil was imported from Capri by Design Landscapes and is situated around the tree plantings, as indicated in the following graphics. Soil report attached.

10CuYrd of Mulch was imported from Capri by Design Landscapes and is situated around the tree plantings, as indicated in the following graphics. Bag graphics file attached.

Sincerely,

Arthur F McCarthy
Pres/CEO
Mammoth, Inc.

FMB Materials Inc.

P.O Box 90071
S.I N.Y 10309

Invoice

Date	Invoice #
8/2/2022	291

BILL TO
MAMMOTH CONTRACTORS

JOB LOCATION
2319 RICHMOND TERRACE

Due Date
8/2/2022

Date	Description	Qty	Rate	Truck Nu...	Ticket Nu...	Amount
8/1/2022	3/4 BLUE STONE	24.7	33.00	#100	7849	815.10
8/1/2022	3/4 BLUE STONE	25.6	33.00	#100	7849	844.80
8/1/2022	3/4 BLUE STONE	24.8	33.00	#100	7849	818.40
8/1/2022	3/4 BLUE STONE	24.4	33.00	#100	7849	805.20
8/1/2022	3/4 BLUE STONE	26.7	33.00	#100	7849	881.10
8/1/2022	3/4 BLUE STONE	25.9	33.00	#100	7849	854.70
8/1/2022	3/4 BLUE STONE	25.7	33.00	#100	7849	848.10
8/1/2022	3/4 BLUE STONE	26.1	33.00	#100	7849	861.30
8/1/2022	3/4 BLUE STONE	26.8	33.00	#100	7849	884.40
8/1/2022	3/4 BLUE STONE	25.4	33.00	#100	7849	838.20
8/1/2022	3/4 BLUE STONE	25.7	33.00	#100	7849	848.10
8/1/2022	ENERGY FEE	11	25.00	#100	7849	275.00

Total	$9,574.40
Payments/Credits	$0.00
Balance Due	$9,574.40

F.M.B. Materials, Inc.

7061 SR 35 • South Amboy, NJ 08879

DUMP TRUCK • DUMP TRAILER
LOW BOY SERVICE • TRANSPORT
MATERIALS

Frankie 917-529-7590

Bill to RELIABLE 7849

Address RICH TERR NY

Phone

Contracted price for 8 hours plus overtime
Equipment enters jobsite at billing customer's risk.

Trucks will not dump without necessary permits on jobsite. Billing customer solely responsible for all permits required for delivery, overweight loads, dumping and tracking violations; and will pay any fines including a full day rental for any days lost due to violations.

8/1/22 (M) T W Th F S JB

DATE DRIVER

Truck	Hours	Jobsite
# 100	11 LOADS	3/4 BLUE STONE
#		
#		
#		
#		
#		
#		

LOAD COUNT 1 X 2 3 4 5 6 7 8 9 10 X

Authorized Signature

NET 30 Days - 1.5% Billing Charge Thereafter

F.M.B. Materials, Inc.

7061 SR 35 • South Amboy, NJ 08879

DUMP TRUCK • DUMP TRAILER
LOW BOY SERVICE • TRANSPORT
MATERIALS

Frankie 917-529-7590

7849

Bill to RELIABLE - Mammoth Co

Address RICH TERR NY

Phone

Contracted price for 8 hours plus overtime
Equipment enters jobsite at billing customer's risk.

Trucks will not dump without necessary permits on jobsite. Billing customer solely responsible for all permits required for delivery, overweight loads, dumping and tracking violations; and will pay any fines including a full day rental for any days lost due to violations.

8/1/22 (M) T W TH F S JB

DATE DRIVER

Truck	Hours	Jobsite
#100	11 LOADS	3/4 BLUE STONE
#	24.7 tn	25.7 tn
#	25.6 tn	26.1 tn
#	24.8 tn	26.8 tn
#	24.4 tn	25.4 tn
#	26.7 tn	25.7 tn
#	25.9 tn	

LOAD COUNT 1X 2 3 4 5 6 7 8 9 10X

Authorized Signature

NET 30 Days - 1.5% Billing Charge Thereafter

RUTGERS
New Jersey Agricultural Experiment Station

Soil Testing Laboratory
Rutgers, The State University
ASB II
57 US Highway 1 South
New Brunswick, NJ 08901-8554

Soil Test Report
Lab #: 2022-94769

South Shore Material & Supply, Inc.
Rocco Coluccio
327 Industrial Loop
Staten Island, NY 10309

southshorellc1@gmail.com
(718)494-8973

Date Received: 2022-04-11
Date Reported: 2022-04-18

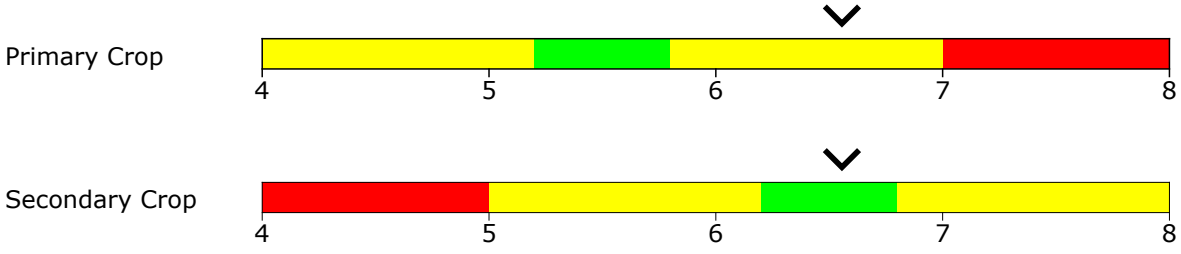
Crop or Plant
NewOrnamental shrubs and small trees, acid-loving (primary)
New Ornamental shrubs and small trees, non-acid-loving (secondary)

Sample ID: Street Trees

Results and Interpretations

Sandy Loam

pH: 6.56 Slightly acidic; optimum pH range of many plants except acid-loving species.



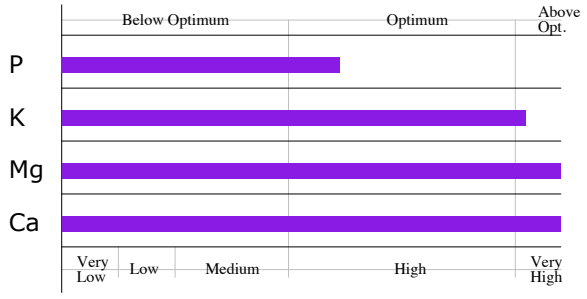
Lime Requirement Index: 7.73

The Lime Requirement Index (LRI) is a measure of the buffering capacity of the soil, its resistance to pH change, and is used to determine the appropriate amount of limestone, when necessary. LRI value near 8.0 indicates low buffering capacity of soil and a lower rate of limestone amendment compared to soil with high buffering capacity (LRI near 7.0).

Macronutrients (pounds per acre)

by Mehlich 3 extraction

Phosphorus:	86	(Optimum)
Potassium:	283	(Above Optimum)
Magnesium:	513	(Above Optimum)
Calcium:	6545	(Above Optimum)



Micronutrients (parts per million)

Zinc(Zn)	Copper(Cu)	Manganese(Mn)	Boron(B)	Iron(Fe)

15.38 (Adequate) 7.25 (Adequate) 40.88 (High) 2.21 (Adequate) 329.00 (High)

Special Tests Results

Visual Description: Moist Color: Dark Brown. As received: Moist, Loose + finely Aggregated, Coarse-loamy Material. Coarse rock fragments: Few (maximum size less than 1/2 inch). Organic detritus: Few Stem fragments, Sticks.

Soluble Salts- Electrical conductivity= 0.39 mmho/cm
(Satisfactory)

Organic Matter by Carbon Analysis: Organic Matter=5.2% Very High for Sandy Loam
Gravel Content- Larger than 2mm: 11.1%

Mechanical Analysis- Sand= 29% Silt=35% Clay=10% Texture: Sandy Loam

pH, Calcium, and Magnesium Recommendations

Primary Crop - New Ornamental shrubs and small trees, acid-loving

The soil pH is higher than the optimum range of 5.20 to 5.80 for the growth of most Ornamental shrubs and small trees, acid-loving. Do not apply any limestone, compost or wood ashes to the area.

Prior to new seeding/planting, soil pH should be adjusted by application and thorough mixing of powdered elemental sulfur into the root zone (8-10 inches deep). Apply the elemental sulfur at a rate of 8 pounds per 1000 square feet.

Till or otherwise mix to distribute the sulfur as uniformly as possible. Follow amendment by watering and keep soil moist over the subsequent several weeks to promote the acidification process.

Secondary Crop - New Ornamental shrubs and small trees, non-acid-loving

The soil pH is in the optimum range of 6.20 to 6.80 for the growth of most Ornamental shrubs and small trees, non-acid-loving. Do not apply any limestone.

Fertilizer Recommendations

Primary Crop - New Ornamental shrubs and small trees, acid-loving

BEFORE PLANTING
Target ratio for fertilizer product is: 2:1:0 ,which represents the fertilizer's relative amounts of nitrogen (N), phosphorus as P_2O_5, and potassium as K_2O.

Nitrogen requirement is 2 pounds per 1000 square feet (or, equivalent to 0.2 pounds per 100 square feet). New plantings provide opportunity to amend the whole root zone of soil for long term fertility and tilth; subsequent management for established plantings will be limited to surface applications.

DO THIS: Broadcast a fertilizer with the indicated N:P:K ratio at a rate to achieve the desired Nitrogen requirement, and mix into the surface 6- to 8-inches. On soils that are low in organic matter or in poor tilth, amend with 4 to 5 cubic feet of organic matter, such as peat moss or compost, for each 100 square feet of area. Blend into the soil.

WHAT ABOUT NEXT YEAR?

The fertilizer prescription above is intended to bring soil nutrients to optimal or near-optimal conditions, and subsequent

management recommendations are intended to maintain soil nutrients levels near optimum. The best nutrient ratio for maintenance fertilization of the ornamental shrubs and small trees beyond 2 years is best determined by another soil test.

DO THIS: Broadcast a fertilizer with 2-1-1 ratio of N:P:K at a rate to achieve 1 pound Nitrogen per 1000 square feet (or/equivalent to 0.1 pound Nitrogen per 100 square feet) on the soil surface. Rake to improve contact with soil and water lightly.

Secondary Crop - New Ornamental shrubs and small trees, non-acid-loving

BEFORE PLANTING
Target ratio for fertilizer product is: 2:1:0 ,which represents the fertilizer's relative amounts of nitrogen (N), phosphorus as P_2O_5, and potassium as K_2O.

Nitrogen requirement is 2 pounds per 1000 square feet (or, equivalent to 0.2 pound per 100 square feet). New plantings provide opportunity to amend the whole root zone of soil for long term fertility and tilth; subsequent management for established plantings will be limited to surface applications.

DO THIS: Broadcast a fertilizer with the indicated N:P:K ratio at a rate to achieve the desired Nitrogen requirement, and mix into the surface 6- to 8-inches. On soils that are low in organic matter or in poor tilth, amend with 4 to 5 cubic feet of organic matter, such as peat moss or compost, for each 100 square feet of area. Blend into the soil. Do not include dry fertilizer in the backfill hole; young, tender roots are especially susceptible to tissue burn. Delay surface fertilization until after the first growing season.

WHAT ABOUT NEXT YEAR?

The fertilizer prescription above is intended to bring soil nutrients to optimal or near-optimal conditions, and subsequent management recommendations are intended to maintain soil nutrients levels near optimum. The best nutrient ratio for maintenance fertilization of the ornamental shrubs and small trees beyond 2 years is best determined by another soil test.

DO THIS: Broadcast a fertilizer with 2-1-1 ratio of N:P:K at a rate to achieve 1 pound Nitrogen per 1000 square feet (or/equivalent to 0.1 pound Nitrogen per 100 square feet) on the soil surface. Rake to improve contact with soil and water lightly.

How do I find the proper fertilizer product?
For help finding appropriate fertilizers and rates, consult the Rutgers Soil Testing Laboratory website: itsappserver.sebs.rutgers.edu/FertProducts/. The website lists commercially available products according to their nutrient analyses to assist you with product selection and calculation of amount required.

Select a fertilizer that has a nutrient grade (also known as guaranteed minimum analysis) the same as or a multiple of the values recommended, or select a close match to that ratio. When no single fertilizer product matches or approximates the recommended N:P_2O_5:K_2O nutrient ratio, it will be necessary to use two or more fertilizers to reach the correct balance of nutrients. The proper amount of fertilizer to apply in a single application depends on the actual fertilizer grade of the fertilizer product selected, the total area (square feet) to be treated, and the total number of fertilizer applications to be made throughout the year.

Micronutrient Statements

Zinc does not appear to be a limiting factor. For information about zinc in soil for plant nutrition, see FS721.

Copper does not appear to be a limiting factor. As with most other micronutrients, copper availability is related to soil pH. Do not over-lime. For more information about soil copper, see FS720.

Manganese may be toxic to sensitive crops when grown on low pH soil. Adding lime to the soil raises the pH and decreases manganese toxicity. Liming is generally not recommended for acid-loving plants, which are more tolerant of high levels of manganese. In excessive amounts, soil manganese can cause plant damage. This occurs primarily in low pH soil. Lime soil as recommended to decrease availability of manganese to plants. Avoid fertilizers that contain manganese. See FS973 for more information.

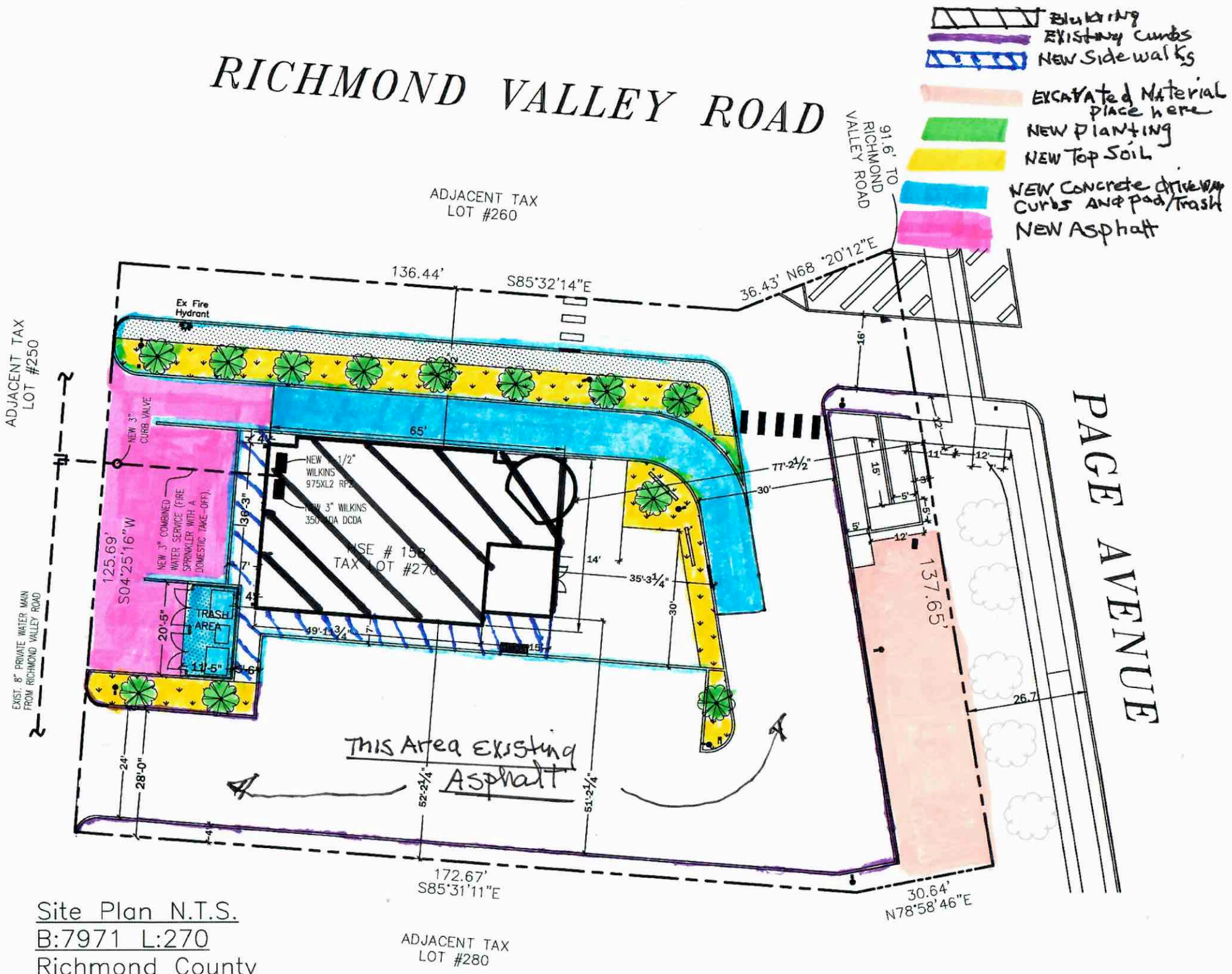
Boron would not be a limiting factor for most plants. Plant types differ in their requirement for boron, however; certain fruit, vegetables, and field crops have greater need for boron (up to 0.75 ppm). For more information, see FS873.

Plant availability to iron is highly dependent on soil pH. Although soil iron appears plentiful, high soil pH could limit its availability. On the other hand, plant damage due to iron toxicity, though not common, could occur at low soil pH (acidic soil). Maintain soil pH in the optimum range as described in Recommendations. See FS971 for more information.

Comments:

Find Rutgers Cooperative Extension Fact Sheets at www.njaes.rutgers.edu/pubs

Soil Program 2021
NAPT
Participating Laboratory



Site Plan N.T.S.
B:7971 L:270
Richmond County

Mammoth, Inc.

166 Industrial Loop, 1st Floor
Staten Island, NY 10309
(718) 984-3666 / (718) 227-5707
info@mammothcontractors.com

February 1, 2024

Laurel Environmental Geosciences
ASR Environmental Geosciences (a division of Laurel Environmental)
53 West Hills Road, Suite 1
Huntington Station, NY 11746
Attn: Jamie Burgher

RE: Construction performed at 158 Page Avenue
Disposal of excavated inorganic materials

Dear Jamie,

Construction commenced at 158 Page Avenue in September 2022 and was concluded in January 2023.

- September; Exterior electric for building and signage, sidewalks & curbs, drive thru
- October; Exterior sprinkler
- November; Asphalt, Landscaping

Concrete and asphalt were removed from site in 20 yard containers by FMB Materials Inc. dba Island Roll Off, 79 Storer Avenue, Staten Island, NY 10309. Invoices and associated tickets follow.

Sincerely,

Arthur F McCarthy
Pres/CEO
Mammoth, Inc.

ISLAND ROLL-OFF
QUALITY SERVICE
P.O. BOX 90071
Staten Island, NY 10309
718-816-4547

Invoice

Date	Invoice #
10/13/2022	529

PAID 11/15/2022

BILL TO	JOB LOCATION
MAMMOTH CONSTRUCTION 151 INDUSTRIAL LOOP SUITE 107 STATEN ISLAND, NY 10309	158 PAGE AVE

Due Date
10/13/2022

Serviced	Item	Qty	Rate	TKT#	Amount
9/14/2022	20 YARD BOX	1	650.00	20 YARD BOX	650.00
9/14/2022	Permit	1	25.00	ENERGY FEE	25.00

Total	$675.00
Payments/Credits	-$675.00
Balance Due	$0.00

ISLAND QUALITY SERVICE ROLL-OFF
P.O. BOX 90071
Staten Island, NY 10309
718-816-4547

Invoice

Date	Invoice #
11/3/2022	551

PAID 11/15/2022

BILL TO	JOB LOCATION
MAMMOTH CONSTRUCTION 151 INDUSTRIAL LOOP SUITE 107 STATEN ISLAND, NY 10309	158 PAGE AVE

Due Date
11/3/2022

Serviced	Item	Qty	Rate	TKT#	Amount
10/6/2022	20 YARD BOX	1	650.00	20 YARD BOX	650.00
10/6/2022	Permit	1	25.00	ENERGY FEE	25.00
10/7/2022	10 YARD BOX	1	700.00	10 YARD BOX (ASPHALT)	700.00
10/7/2022	Permit	1	25.00	ENERGY FEE	25.00
10/19/2022	20 YARD BOX	1	650.00	20 YARD BOX	650.00
10/19/2022	Permit	1	25.00	ENERGY FEE	25.00

Total	$2,075.00
Payments/Credits	-$2,075.00
Balance Due	$0.00

FMB MATERIALS INC.
DBA
ISLAND ROLL OFF

79 Storer Avenue, Staten Island, NY 10309
Phone: 718-816-4547
Email: sales@islandind.net • Website: islandind.com

Container Number

Driver's Initial

Ticket No. 3580

Drop Date 9-14-22

Pick Up Date

Days Allowed

Extra Per Day Charge

NAME: Mammoth Const.

ADDRESS: 158 Page Ave SI NY

PHONE:

JOB SITE

BOX SIZE & NUMBER	ALLOWED WT.	PRICE
10	2 Tons	
(20) Concrete	3 Tons	
30	4 Tons	
40	8 Tons	

_____ Carting Co. Not Responsible for damage on inside curb deliveries.
INITIAL

Customer responsible for all over weight charges.
Balance due past 10 days subject to 1 1/2% per month.

Authorized & Received by X_____

Over Wt. Charge

Extra Days Charge

Cash or Ck. Number

Total

Deposit

Bal. Due

WE DO NOT ACCEPT HAZARDOUS WASTE MATERIALS, PAINTS OR THINNERS

$50 Service Charge On Returned Checks
$50 Service Charge For All Cancelled Appointments

WE ACCEPT ALL MAJOR CREDIT CARDS

THANK YOU

FMB MATERIALS INC.
DBA
ISLAND ROLL OFF

79 Storer Avenue, Staten Island, NY 10309
Phone: 718-816-4547
Email: sales@islandind.net • Website: islandind.com

Container Number

Driver's Initial

Ticket No. 3581
Drop Date 10/6/22
Pick Up Date
Days Allowed
Extra Per Day Charge

NAME: Mammoth Const.
ADDRESS: 158 Page Ave SI, NY
PHONE:

JOB SITE

BOX SIZE & NUMBER	ALLOWED WT.	PRICE
10	2 Tons	
(20) Concrete	3 Tons	
30	4 Tons	
40	8 Tons	

_____ Carting Co. Not Responsible for damage on inside curb deliveries.
INITIAL

Customer responsible for all over weight charges.
Balance due past 10 days subject to 1 1/2% per month.

Authorized & Received by X_____

Over Wt. Charge
Extra Days Charge

Cash or Ck. Number

Total
Deposit
Bal. Due

WE DO NOT ACCEPT HAZARDOUS WASTE MATERIALS, PAINTS OR THINNERS

$50 Service Charge On Returned Checks
$50 Service Charge For All Cancelled Appointments

WE ACCEPT ALL MAJOR CREDIT CARDS

THANK YOU

FMB MATERIALS INC.
DBA
ISLAND ROLL OFF

79 Storer Avenue, Staten Island, NY 10309
Phone: 718-816-4547
Email: sales@islandind.net • Website: islandind.com

Container Number

Driver's Initial

Ticket No. 3582

Drop Date 10-7-22

Pick Up Date

Days Allowed

Extra Per Day Charge

NAME: Mammoth Const.

ADDRESS: 158 Page Ave SI, NY

PHONE:

JOB SITE

BOX SIZE & NUMBER	ALLOWED WT.	PRICE
10 Asphalt	2 Tons	
20	3 Tons	
30	4 Tons	
40	8 Tons	

_____ Carting Co. Not Responsible for damage on inside curb deliveries.
INITIAL

Customer responsible for all over weight charges.
Balance due past 10 days subject to 1 1/2% per month.

Authorized & Received by X_____

Over Wt. Charge

Extra Days Charge

Cash or Ck. Number

Total

Deposit

Bal. Due

WE DO NOT ACCEPT HAZARDOUS WASTE MATERIALS, PAINTS OR THINNERS

$50 Service Charge On Returned Checks
$50 Service Charge For All Cancelled Appointments

WE ACCEPT ALL MAJOR CREDIT CARDS

THANK YOU

FMB MATERIALS INC.
DBA
ISLAND ROLL OFF

79 Storer Avenue, Staten Island, NY 10309
Phone: 718-816-4547
Email: sales@islandind.net • Website: Islandind.com

Container Number

Driver's Initial

Ticket No. 3584
Drop Date 10/19/22
Pick Up Date
Days Allowed
Extra Per Day Charge

NAME: Mammoth Const.
ADDRESS: 158 Page Ave SI NY
PHONE:

JOB SITE

BOX SIZE & NUMBER	ALLOWED WT.	PRICE
10	2 Tons	
(20) Concrete	3 Tons	
30	4 Tons	
40	8 Tons	

_____ Carting Co. Not Responsible for damage on inside curb deliveries.
INITIAL

Customer responsible for all over weight charges.
Balance due past 10 days subject to 1 1/2% per month.

Authorized & Received by X_____

Over Wt. Charge
Extra Days Charge
Cash or Ck. Number
Total
Deposit
Bal. Due

WE DO NOT ACCEPT HAZARDOUS WASTE MATERIALS, PAINTS OR THINNERS

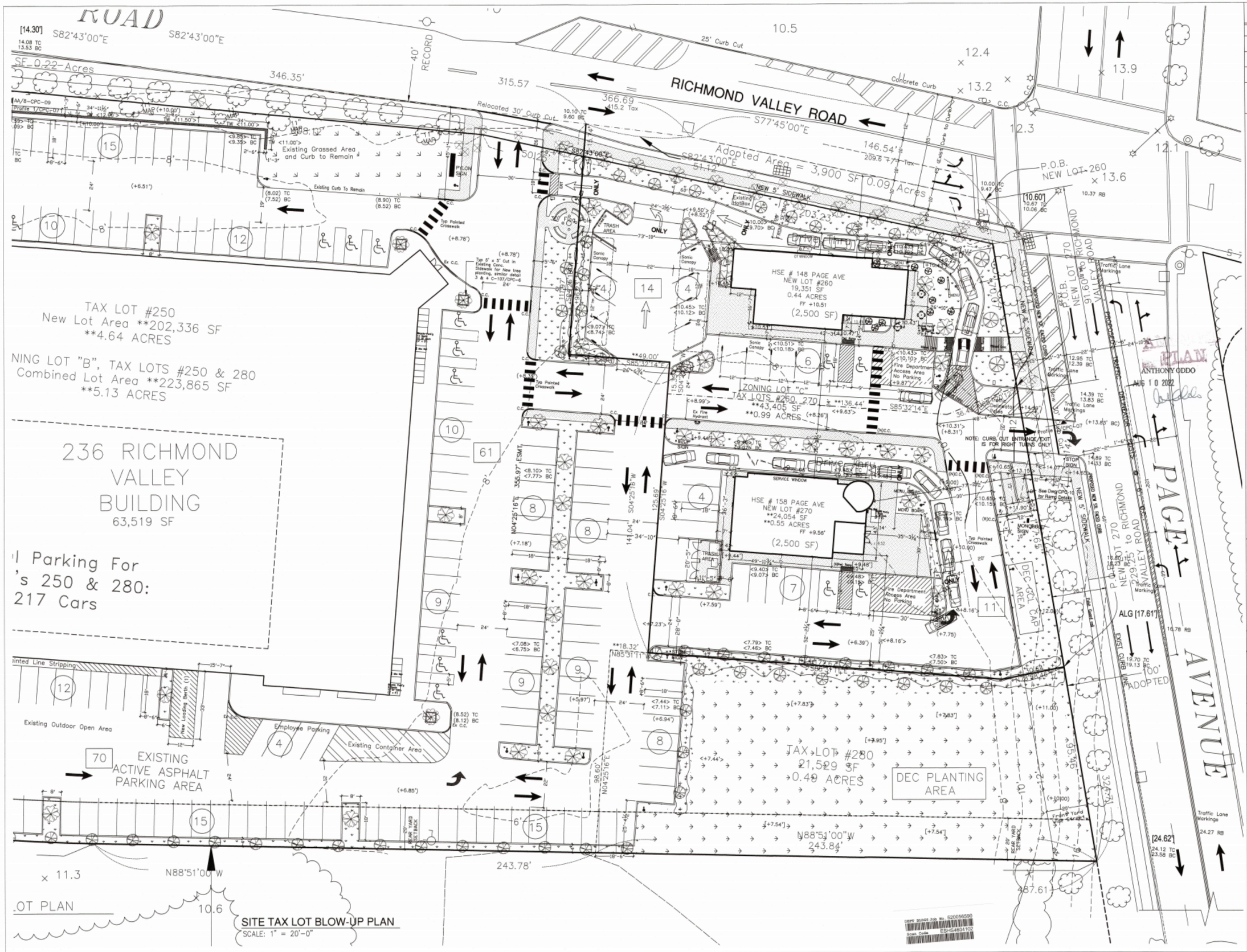
$50 Service Charge On Returned Checks
$50 Service Charge For All Cancelled Appointments

WE ACCEPT ALL MAJOR CREDIT CARDS

THANK YOU

ATTACHMENT C

Tamborra Architecture Plans



REVISIONS

NO.	DESCRIPTION	DATE

SITE NOTES:

ALL METES AND BOUNDS INFORMATION SHOWN ON THIS SITE PLAN HAS BEEN TAKEN FROM LAND SURVEY PREPARED BY ROGERS SURVEYING, PLLC THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

SEE PAVING PLAN FOR ALL STREET, SIDEWALK AND CURB IMPROVEMENTS.

OWNERS OF ADJOINING PROPERTY TO BE NOTIFIED 5 DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

PROPOSED CONSTRUCTION WILL NOT HAVE AN ADVERSE EFFECT ON ADJOINING PROPERTIES.

FIRE HYDRANT TO BE LOCATED WITHIN 250FT. OF BUILDING ENTRANCE.

THE OWNER/BUILDER OF THE PROPERTY SHOWN ON THIS SITE PLAN HAS STATED THAT ALL WORK PERFORMED UNDER THIS APPLICATION WILL HAVE NO ADVERSE EFFECT ON ANY SURROUNDING PROPERTIES CONCERNING STORM WATER DRAINAGE. MOREOVER HE/SHE WILL BE RESPONSIBLE TO MAKE CERTAIN THAT WHILE THE WORK IS BEING DONE THE SURROUNDING PROPERTY WILL BE PROTECTED FROM STORM WATER DRAINAGE.

ALL FINISHED GRADES SHOWN ON THE FINAL SURVEY OF THE REFERENCED PROPERTY SHALL CONFORM TO THE ELEVATIONS SHOWN AS PROPOSED GRADES ON THIS SITE PLAN.

POURED CONCRETE CURB WALLS SHALL BE INSTALLED AT ALL LOCATIONS SHOWN ON THIS SITE IN ACCORDANCE WITH THE DETAILS OUTLINED ON THE GENERAL NOTE SHEET.

ALL AREA DRAINS AND YARD DRAINS TO BE INSTALLED AT ALL LOCATIONS SHOWN ON THIS SITE PLAN. ALL DRAINS, TOP FLANGES, ETC., SHALL BE B.S.A. OR MEA APPROVED TYPES.

AN APPROVED TYPE WATER METER SHALL BE INSTALLED FOR EACH DWELLING UNIT IN ACCORDANCE WITH ANY N.Y.C. AGENCY HAVING JURISDICTION.

NO GRADES SHALL CHANGE IN EXCESS OF 2.0' OF CUT OR FILL.

EXISTING TREES WITHIN AREA TO BE PAVED FOR SIDEWALKS SHALL NOT BE REMOVED UNTIL APPROVAL OF NYC PARKS DEPARTMENT / DEPARTMENT OF TRANSPORTATION OR ANY OTHER AGENCY HAVING JURISDICTION HAVE PERMITTED THEIR REMOVAL.

SITE PLAN LEGEND:

- x 00.0 — EXISTING SPOT ELEVATION (RELOCATED)
- (00.00) — EXISTING GRADES
- <00.00> — PROPOSED GRADES
- [00.00] — LEGAL GRADES
- 00 — EXISTING CONTOUR LINES
- 00 — NEW CONTOUR LINES
- RELOCATED CONTOUR LINES
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- NEW 3" MAPLE TREE TO BE PLANTED
- NEW 3" CHERRY TREE TO BE PLANTED
- NEW TREE TO BE PLANTED IN 5' x 5' NEW CUT OPENING IN EXIST SIDEWALK
- NEW 4' HIGH LOW-LYING SHUBBERY AS PER ZR 37-90
- WIDENING LINE
- WETLAND BOUNDARY LINE
- SETBACK LINE
- PROPERTY LINE
- ACCESS EASEMENT
- NEW RETAINING WALL
- EXISTING FENCE TO REMAIN
- EXISTING FENCE TO BE REMOVED
- F.G.E. — FINISHED GARAGE ELEVATION
- F.F.E. — FINISHED FIRST FLOOR ELEVATION
- C.F.E. — CELLAR FLOOR ELEVATION
- X <00.00> — PROPOSED GRADE (SPOT ELEVATION)
- NEW PARKING LOT LIGHT FIXTURE (450 Watt per Head)

NOTE:

PAVING PLAN, SANITARY AND STORM WATER DISPOSAL ENGINEERING SHALL BE PROVIDED BY OTHERS.

BASED ON SURVEY PROVIDED BY OWNER:
SURVEYOR: Rogers Surveying PLLC
SURVEY No.: 13878

Tamborra Architecture Construction, P.C.
Architecture, Design Build, Construction Management
245F Bricktown Way, Staten Island, NY 10309
917-626-5408

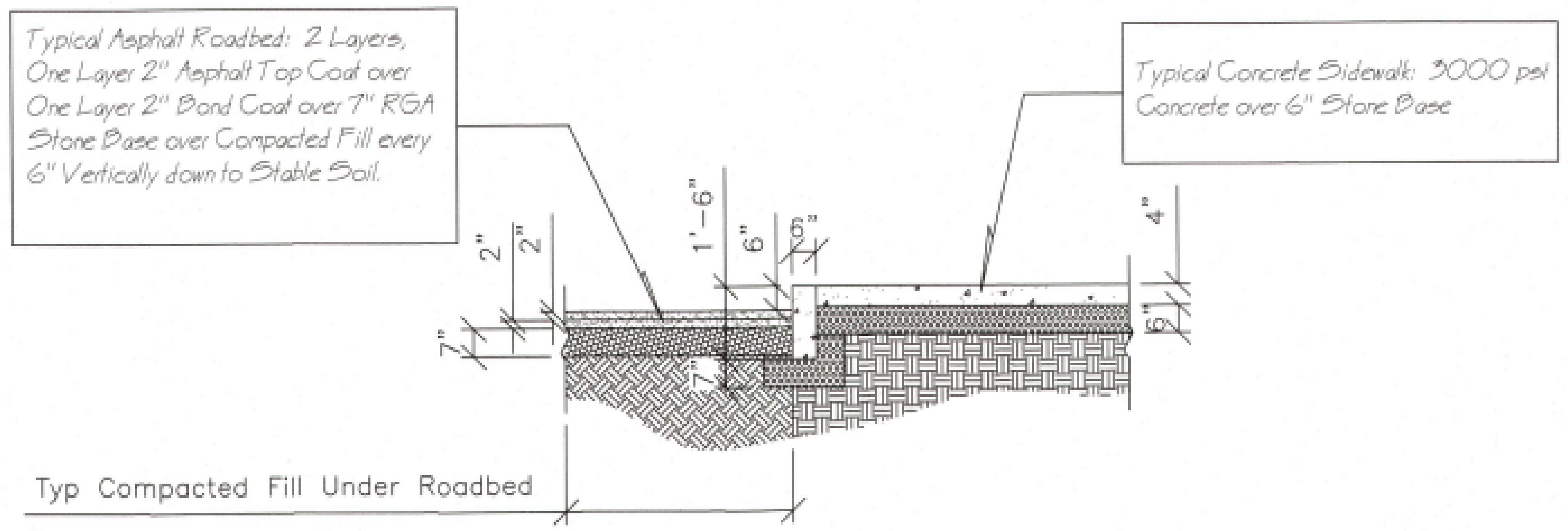
PROJECT:
236 RICHMOND VALLEY ROAD
148 PAGE AVENUE
158 PAGE AVENUE
STATEN ISLAND, NY 10309
BLOCK: 7971
TAX LOTS: 240, 250, 260, 270, 280

DRAWING TITLE:
SITE PLAN ZONING LOT #3
PARTIAL ZONING LOT #2

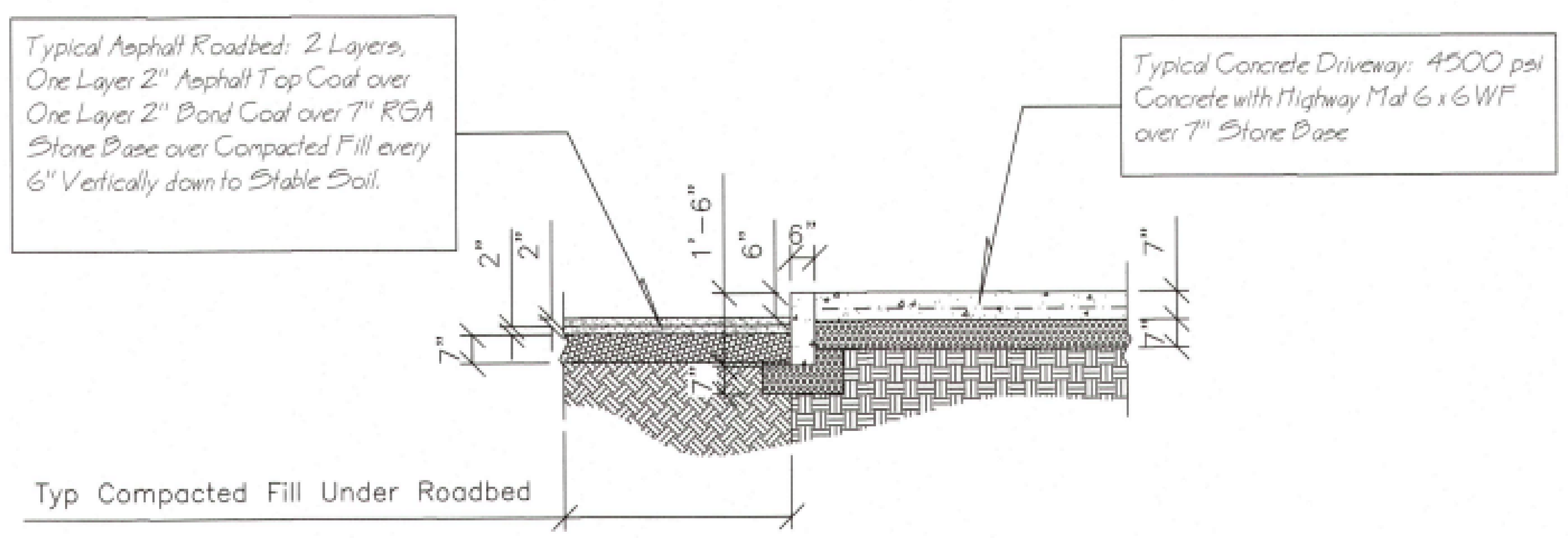
SEAL & SIGNATURE:
REGISTERED ARCHITECT NICHOLAS P. TAMBORRA NO. 029855 STATE OF NEW YORK

ANTHONY ODDO
AUG 10 2022

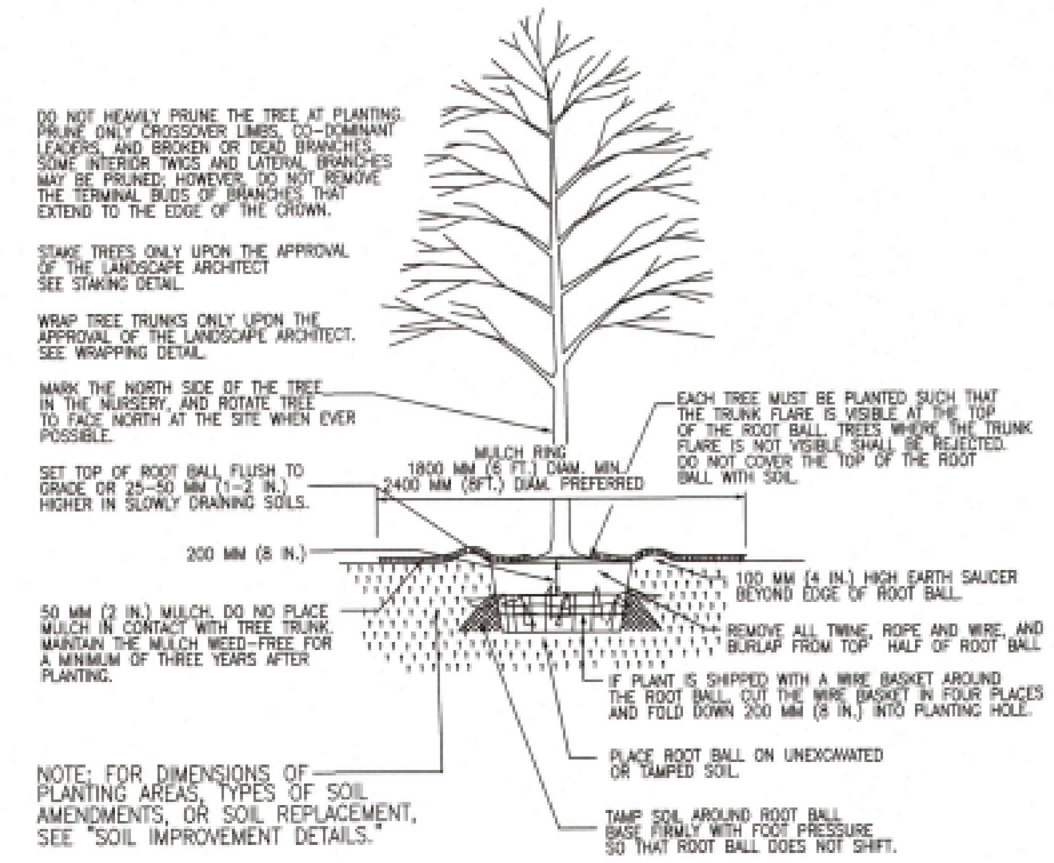
DATE:	01/24/2022
PROJECT No.:	0124/202
DRAWING BY:	
CHK BY:	N.Tamborra
DWG No.:	C-102.18
CAD File No.:	



1 Typical Section @ Sidewalks, Asphalt Roadbed
C-107/CPC-09 3/8" = 1'-0"



2 Typical Section @ Conc Driveway, Asphalt Roadbed
C-107/CPC-09 3/8" = 1'-0"

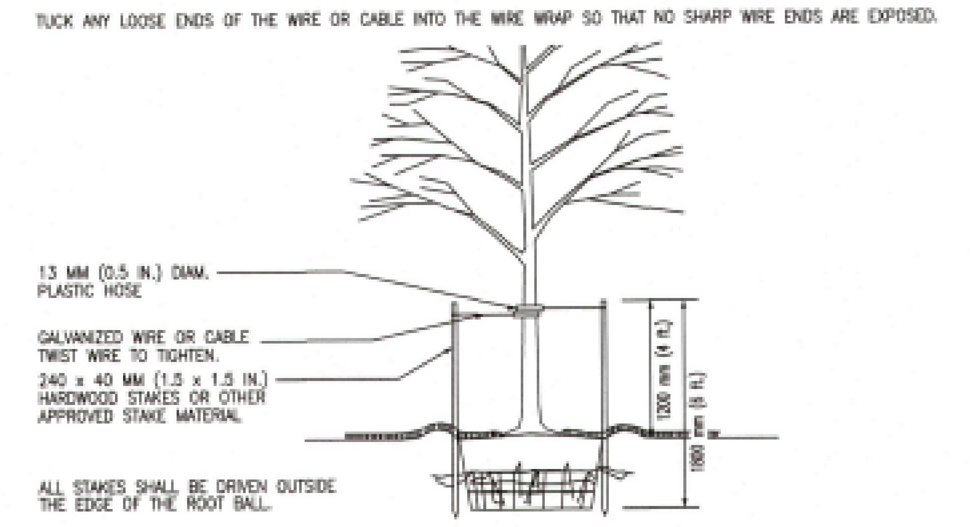


3 TREE PLANTING DETAIL – B&B TREES IN ALL SOIL TYPES
C-107/CPC-09 NOTE: THE PLANTING SPACE IS LARGER THAN 2400 MM (8 FT.) SQUARE, OPEN TO THE SKY, AND NOT COVERED BY ANY PAVING OR GRATING.

WIRE OR CABLE SIZES SHALL BE AS FOLLOWS:
TREES UP TO 65 MM (2.5 IN.) CALIPER – 14 GAUGE
TREES 65 MM (2.5 IN.) TO 75 MM (3 IN.) CALIPER – 12 GAUGE

TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE SHALL BE LONG ENOUGH TO ACCOMMODATE 35MM (1.5 IN.) OF GROWTH AND BUFFER ALL BRANCHES FROM THE WIRE.

TUCK ANY LOOSE ENDS OF THE WIRE OR CABLE INTO THE WIRE WRAP SO THAT NO SHARP WIRE ENDS ARE EXPOSED.

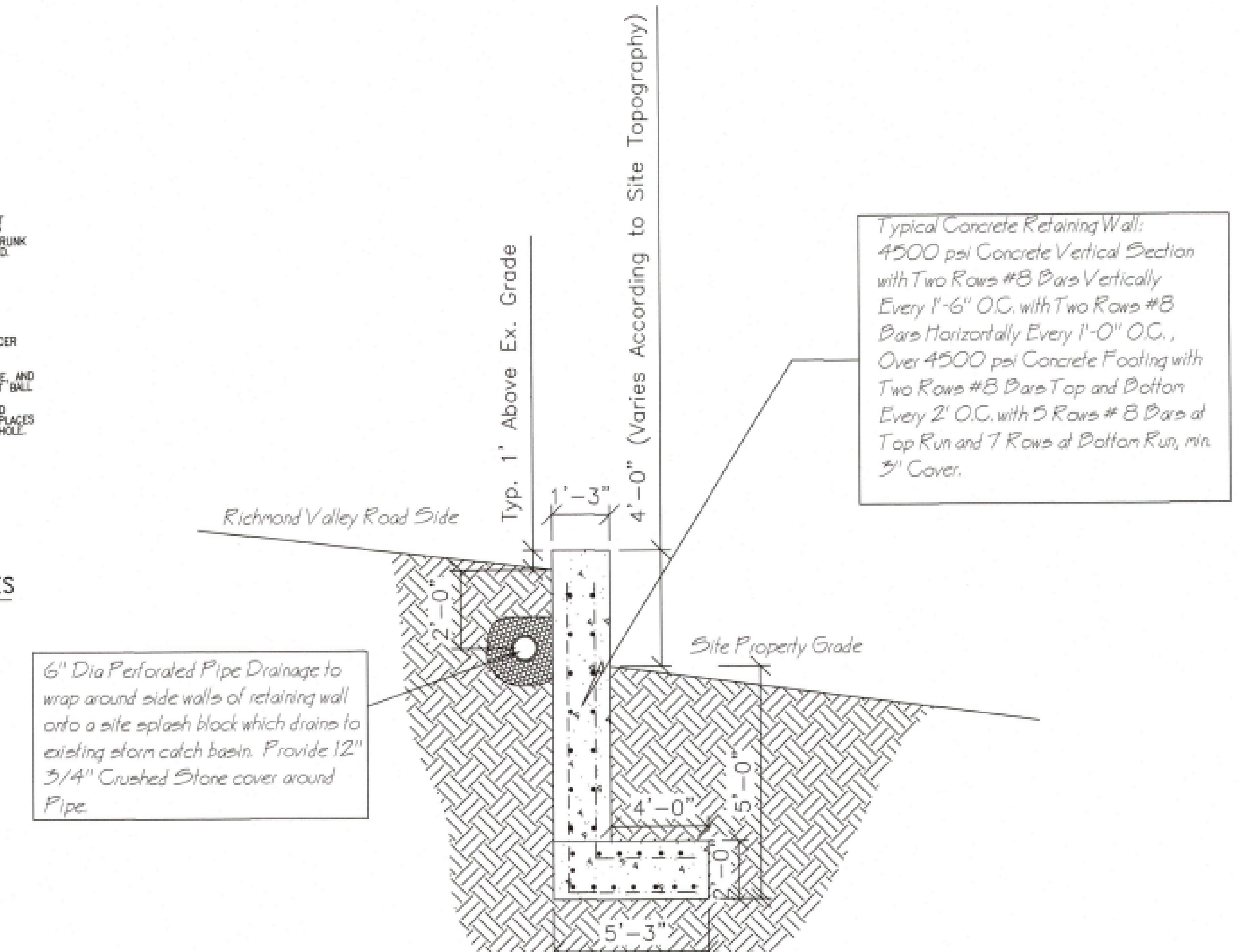


ASSURE THAT THE BEARING SURFACE OF THE PROTECTIVE COVERING OF THE WIRE OR CABLE AGAINST THE TREE TRUNK IS A MINIMUM OF 12 MM (0.5 IN.).

REMOVE ALL STAKING AS SOON AS THE TREE HAS GROWN SUFFICIENT ROOTS TO OVERCOME THE PROBLEM THAT REQUIRED THE TREE TO BE STAKED. STAKES SHALL BE REMOVED NO LATER THE END OF THE FIRST GROWING SEASON AFTER PLANTING.

TREES NORMALLY DO NOT NEED TO BE STAKED AND STAKING CAN BE HARMFUL TO THE TREE. STAKING SHOULD BE DONE ONLY WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT IF IT IS EXPECTED THAT THE TREE WILL NOT BE ABLE TO SUPPORT ITSELF. THE FOLLOWING ARE REASONS WHY TREES DO NOT REMAIN STRAIGHT.
- TREES WITH POOR – QUALITY ROOT BALLS OR ROOT BALLS THAT HAVE BEEN CRACKED OR DAMAGED. REJECT RATHER THAN STAKE.
- TREES THAT HAVE GROWN TOO CLOSE TOGETHER IN THE NURSERY, RESULTING IN WEAK TRUNKS. REJECT RATHER THAN STAKE.
- PLANTING PROCEDURES THAT DO NOT ADEQUATELY TAMP SOILS AROUND THE ROOT BALL. CORRECT THE PLANTING PROCEDURE.
- ROOT BALLS PLACED ON SOFT SOIL. TAMP SOILS UNDER ROOT BALL PRIOR TO PLANTING.
- ROOT BALLS WITH VERY SANDY SOIL OR VERY WET CLAY SOIL. STAKING ADVISABLE.
- TREES LOCATED IN A PLACE OF EXTREMELY WINDY CONDITIONS. STAKING ADVISABLE.

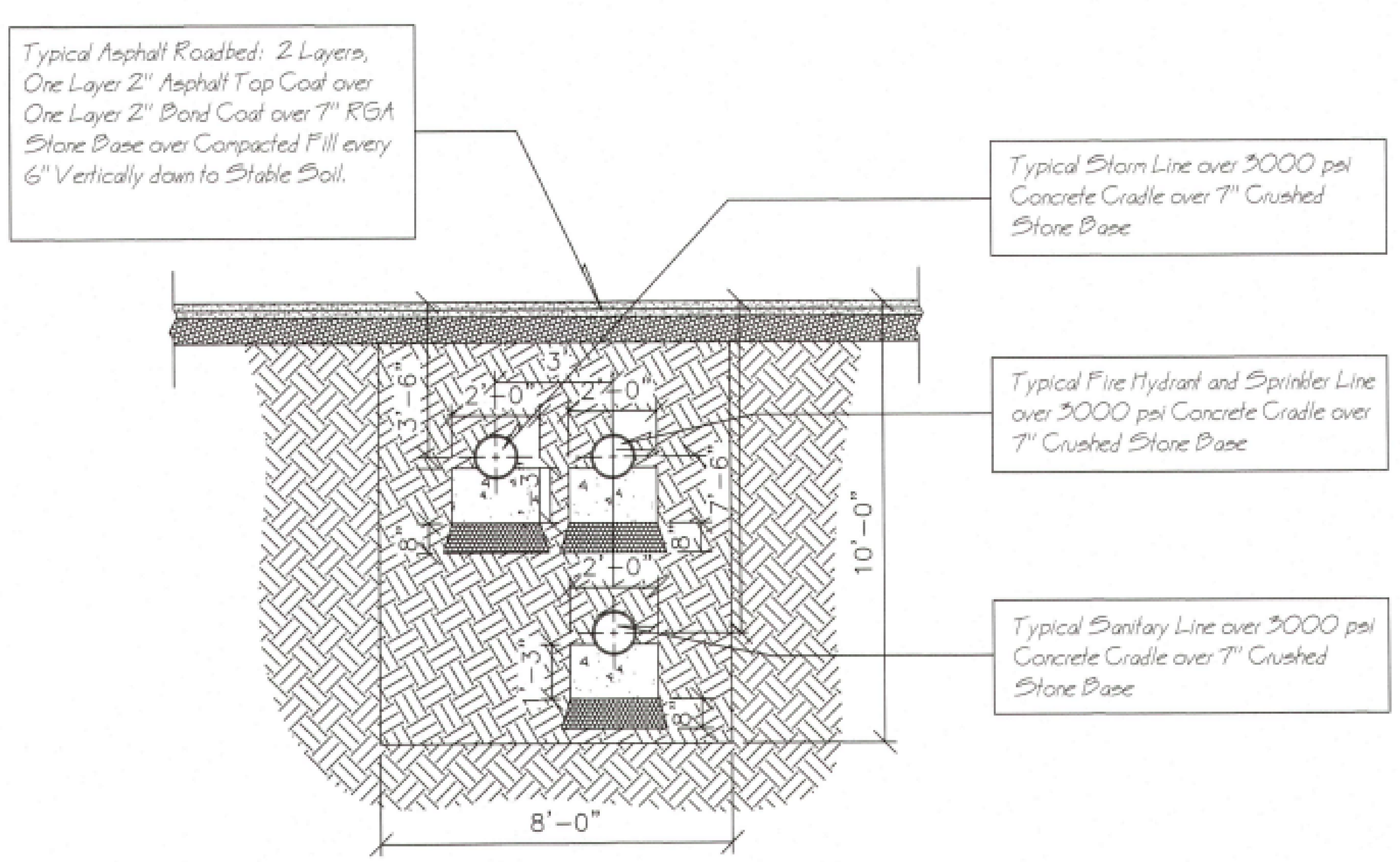
4 TREE STAKING DETAIL – TREES 75MM (3 IN.) CALIPER OR LESS
C-107/CPC-09



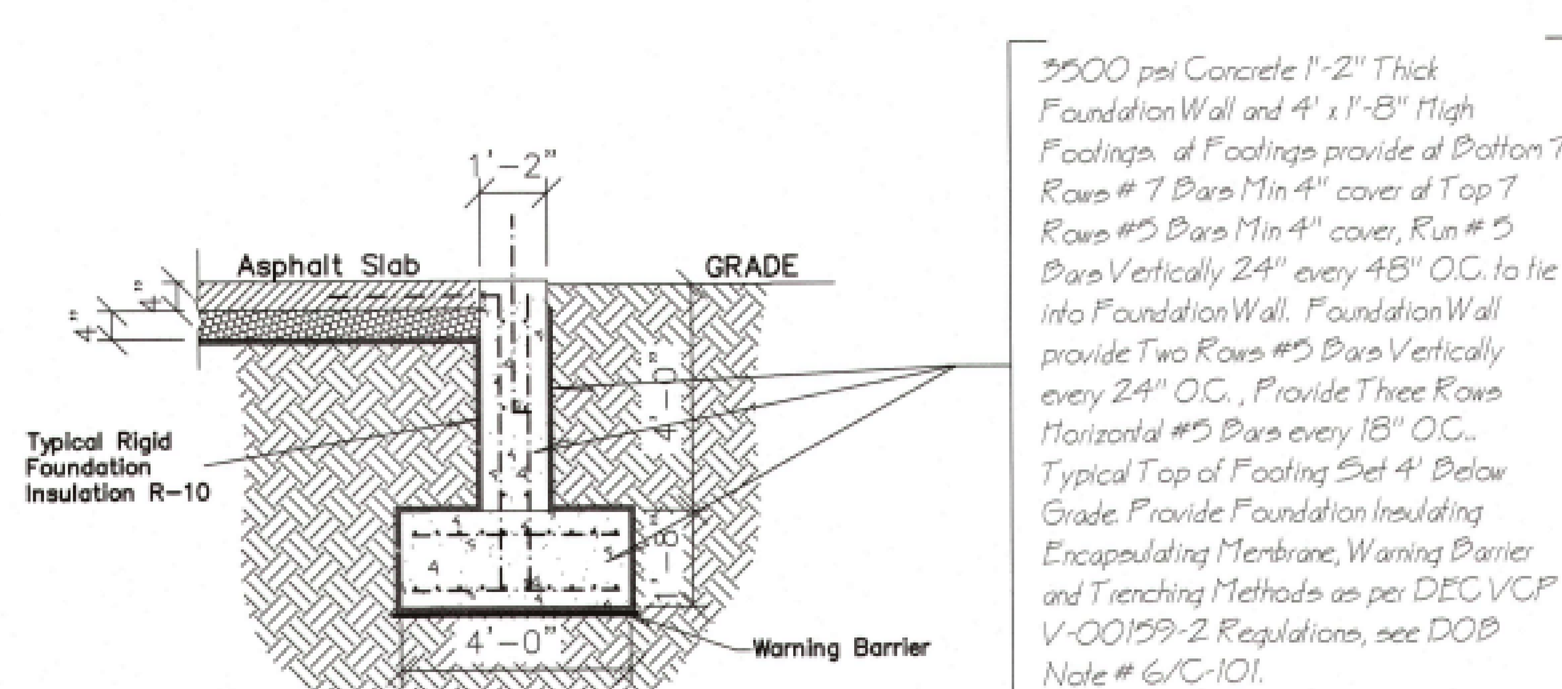
8 Richmond Valley Rd Retaining Wall Detail Section A–A
C-107/CPC-09 3/8" = 1'-0"

SITE TREE PLANTING NOTES:
1) PROPOSED PARKING LOT COMPLIES WITH PLANTING AND SCREENING REQUIREMENTS OF ZR107-483 AND ZR37-922 HOWEVER BASED UPON DEC VCP 000159-2 WORK AUTHORIZATION, THESE REQUIREMENTS MAY BE REQUIRED TO BE WAIVED AS PER ZR107-483c DUE TO THE SITE CONTAMINATION CONDITIONS THAT EXIST WITHIN THE SOIL, FOR ACCORDING TO THIS DEC REQUIREMENT NO PENETRATIONS OF THE UNDERGROUND MEMBRANE MAY BE PENETRATED DUE TO TREE ROOT GROWTH.
2) TREE PLANTING WITHIN PLANTERS WOULD BE PROBLEMATIC FOR TREE ROOT GROWTH WOULD STILL PENETRATE INSTALLED ENCAPSULATION MEMBRANE AS REGULATED BY DEC VCP 00159-2 WORK AUTHORIZATION THUS CREATE POTENTIAL LEACHING OF HAZARDOUS SOIL MATERIAL.

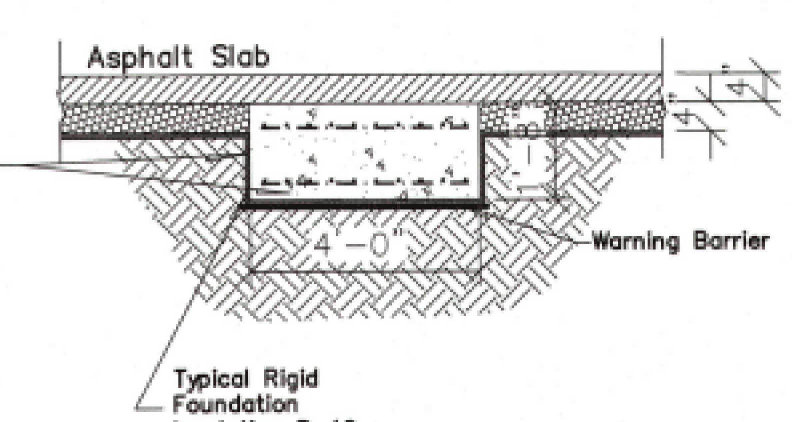
AUG 1 0 2022
ANTHONY ODDO



5 Typical Section @ Service Trench, Asphalt Roadbed
C-107/CPC-09 3/8" = 1'-0"



6 Typical Foundation Detail @168 Page Ave
C-107/CPC-09 3/8" = 1'-0"



7 Typical Foundation Haunch Detail @ 168 Page Ave
C-107/CPC-09 3/8" = 1'-0"

Tamborra Architecture Construction, P.C.
Architecture, Design Build, Construction Management
245F Bricktown Way, Staten Island, NY 10309
917-626-5408

PROJECT: 236 RICHMOND VALLEY ROAD
148 PAGE AVENUE
158 PAGE AVENUE
STATEN ISLAND, NY 10309
BLOCK: 7971
TAX LOTS: 240, 250, 260, 270, 280

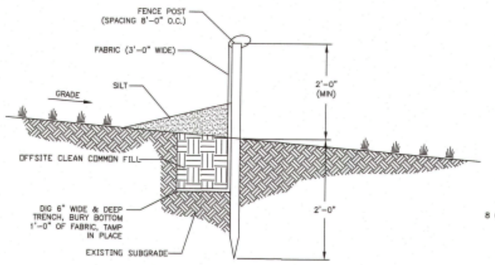
DRAWING TITLE:

VARIOUS SITE DETAILS

DEPT BLDGS Job No. 520056590
Scan Code ESHS1202305

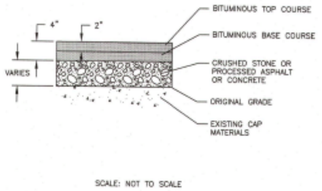
SEAL & SIGNATURE: REGISTERED ARCHITECT NICHOLAS P TAMBORRA NO 023686 STATE OF NEW YORK

DATE:	01/24/2022
PROJECT No.:	0124/2012
DRAWING BY:	
CHK BY:	N.Tamborra
DWG No.:	C-107.18
CAD File No.:	6 of 9



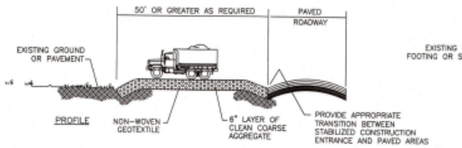
1 TYPICAL SILT FENCE DETAIL

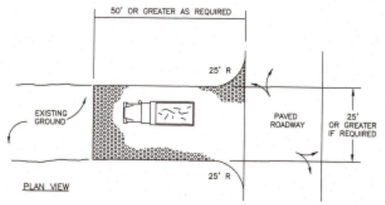
SCALE: NOT TO SCALE



4

SCALE: NOT TO SCALE



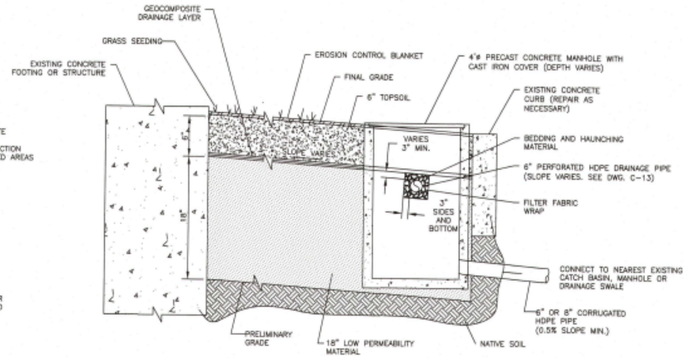


6

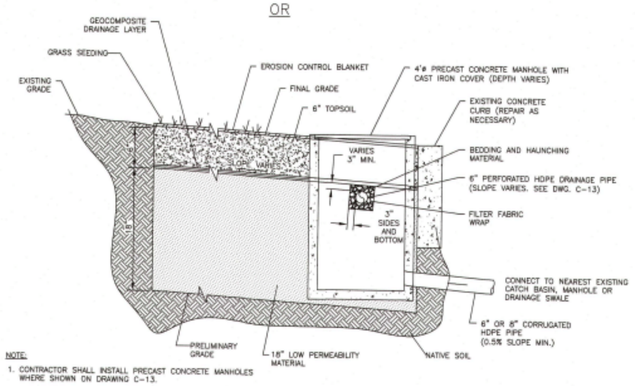
SCALE: NOT TO SCALE

NOTES:

1. CONTRACTOR SHALL INSTALL STABILIZED CONSTRUCTION ENTRANCE AT EACH VEHICLE ACESS POINT TO THE SITE, AS SHOWN ON THE DRAWING, OR NECESSARY FOR THE WORK.
2. STONE SIZE SHALL BE COURSE AGGREGATE (STONE SIZE 2" TO 3").
3. NON-WOVEN GEOTEXTILE – PLACE OVER ENTIRE AREA PRIOR TO PLACING OF STONE.
4. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SOIL ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SOIL. ALL SOIL SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
5. WASHING – WHEELS SHALL BE CLEANED TO REMOVE SOIL PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE.
6. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



OR

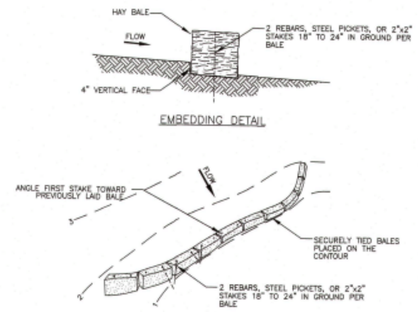


NOTE:

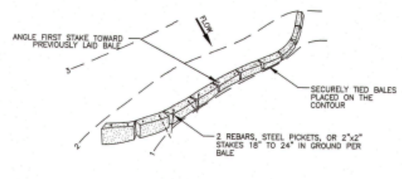
1. CONTRACTOR SHALL INSTALL PRECAST CONCRETE MANHOLES WHERE SHOWN ON DRAWING C-13.
2. SEE DETAIL 2 ON DRAWING C-23 FOR A LONGITUDINAL DETAIL OF PERFORATED PIPING AND MANHOLE.
3. FILTER FABRIC WRAP SHALL BE 10oz NON WOVEN FILTER FABRIC.
4. 6-INCH PERFORATED DRAINAGE PIPING SHALL BE ADVANCED DRAINAGE SYSTEMS (ADS) CORRUGATED PERFORATED HDPE PIPE OR APPROVED EQUAL.

8 LOW PERMEABILITY MATERIAL CAP DETAILS

SCALE: NOT TO SCALE

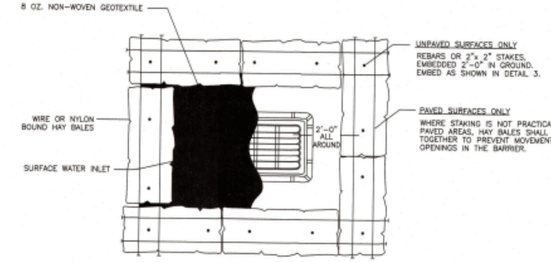


EMBEDDING DETAIL



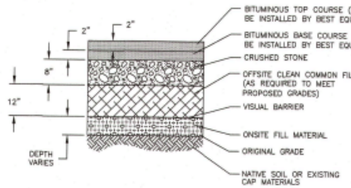
2 HAY BALE SEDIMENT BARRIER PLACEMENT AND ANCHORING DETAIL

SCALE: NOT TO SCALE

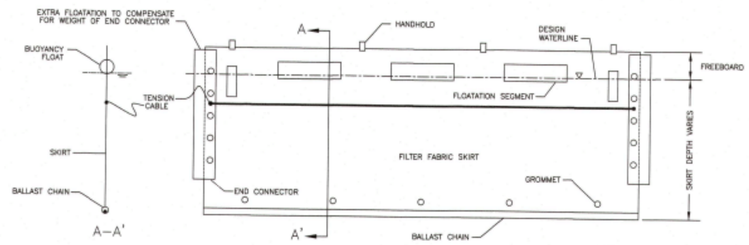


5 SURFACE INLET SEDIMENT FILTER DETAIL

SCALE: NOT TO SCALE



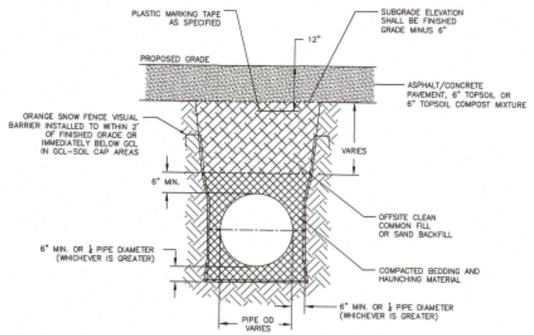
SCALE: NOT TO SCALE



NOTE:
CONTRACTOR SHALL SIZE SILT CURTAIN BASED ON CONDITIONS IN EMBAYMENT AREA.

3 TYPICAL SILT CURTAIN DETAIL

SCALE: NOT TO SCALE

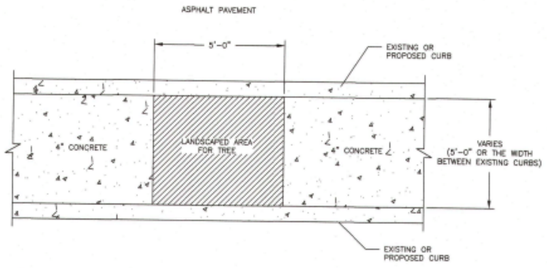


NOTE:

TYPE OF OFFSITE FILL TO BE PROVIDED ABOVE THE COMPACTED BEDDING AND HAUNCHING MATERIAL VARIES DEPENDING ON THE FINAL COVER TYPE IN THE AREA (I.E., WETLAND BANK STABILIZATION, ASPHALT PAVEMENT, ETC.)

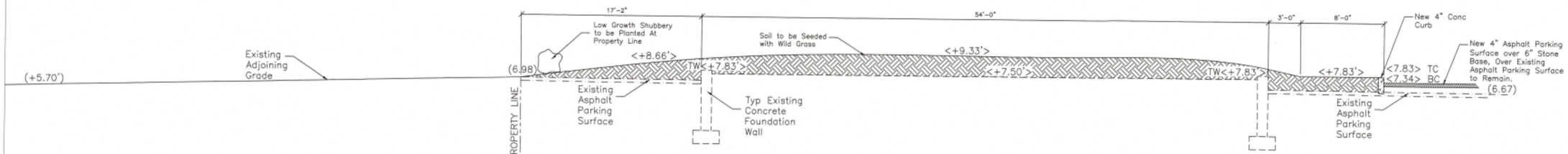
7 PROPOSED SEWER PIPE CROSS SECTION

SCALE: NOT TO SCALE



9 CONCRETE ENCASEMENT AROUND EXISTING TREES IN PARKING LOT ISLANDS

SCALE: NOT TO SCALE



10 PROPOSED SOIL PROFILE AT INSTALLED FOUNDATION AREA FOR TAX LOT 280: 168 PAGE AVENUE

SCALE: NOT TO SCALE

AUG 10 2022

ANTHONY ODDO

DEPT BLDGS Job No: 520056590
Scan Code: ESHS7684568

Tamborra Architecture Construction, P.C.
Architecture, Design Build, Construction Management
245F Bricktown Way, Staten Island, NY 10309
917-626-5408

PROJECT: 256 RICHMOND VALLEY ROAD
148 PAGE AVENUE
158 PAGE AVENUE
STATEN ISLAND, NY 10309
BLOCK: 7971
TAX LOTS: 240, 250, 260, 270, 280

DRAWING TITLE:

DEC SITE DETAILS AND SOIL PROFILE AS PER DEC CONSENT ORDER

SEAL & SIGNATURE:

REGISTERED ARCHITECT NICHOLAS P. TAMBORRA No. 023858 STATE OF NEW YORK

DATE:	01/24/2022
PROJECT No.:	0124/202
DRAWING BY:	
CHK BY:	N.Tamborra
DWG No.:	C-109.18
CADFile No.:	cpc1dwg
	8 of 9

ATTACHMENT D

Notification Letter to NYSDEC

ADVANCED SITE RESTORATION, LLC
ENVIRONMENTAL SERVICES

March 3, 2022

Jane H. O'Connell, P.G.
Regional Remediation Engineer, Division of Environmental Remediation
New York State Department of Environmental Conservation
47-40 21st Street
Long Island City, NY 11101

RE: V00159-2- Nassau Metals OU-2
286 Richmond Valley Road
Staten Island, New York

Dear Ms. Jane O'Connell:

Advanced Site Restoration, LLC (ASR) is submitting this letter to the New York State Department of Environmental Conservation (NYSDEC) to notify you of upcoming work that is planned to be conducted at the property located at 286 Richmond Valley Road, Staten Island, New York (Site). It is important to note that all intrusive work will be performed outside of the defined limits of the composite cover system as defined in the Soil Management Plan (SMP) date May 2019. Speifically, the work will be performed in areas where there were no historical evidence/documentation of filling, waste disposal or active operations occurring. For your reference, please refer to the attached figure. Although not specifically required by the SMP, ASR is providing this notification to keep the NYSDEC aware of ongoing activities at OU-2. Below is the proposed Scope of Work.

Scope of Work:
The proposed work includes the installation of a new paving stone patio adjacent to the building located at 286 Richmond Valley Road. The work will consist of excavating an approximate 3,000 square foot (sf) area to a depth of 8-inches below grade surface (bgs.). As shown in the attached figure, the excavated soil will be relocated to the gully south-southwest of the new stone patio area. Once the soil is removed and the new patio area is graded, the pavers will be placed on top of stone and the perimeter of the patio will be cemented via hand mixed cement. No existing concrete or asphalt will be disturbed in the process. No soil will leave the site.

The landscaping work will be performed by:
358 Vintage Landscaping DBA Design Landscapes
123 Bedell Avenue, Staten Island, NY 10307

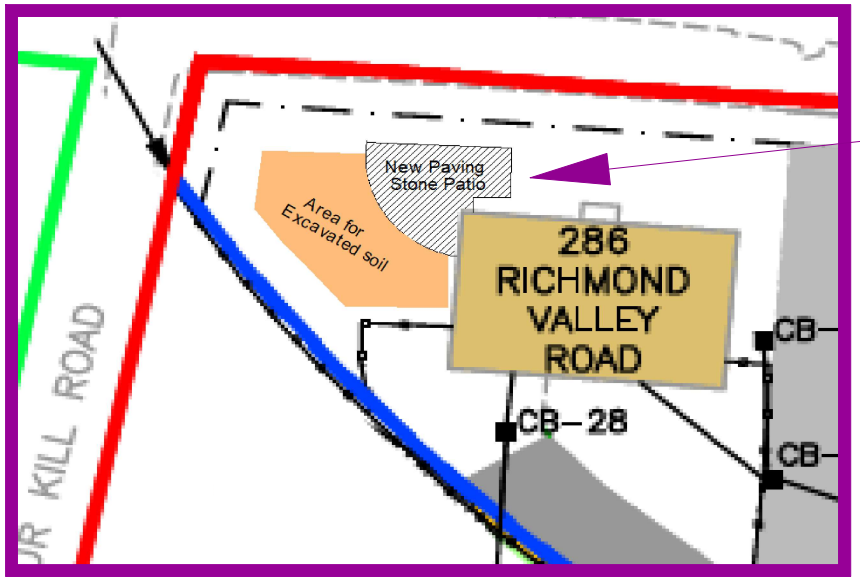
For the NYSDEC's additional reference, the work will be overseen and documented by ASR in Daily Reports including CAMP and photo documentation during the soil disturbance activities. The work is estimated to take approximately 5 days. The daily reports will be submitted to Roux Associates, Inc. and the NYSDEC.

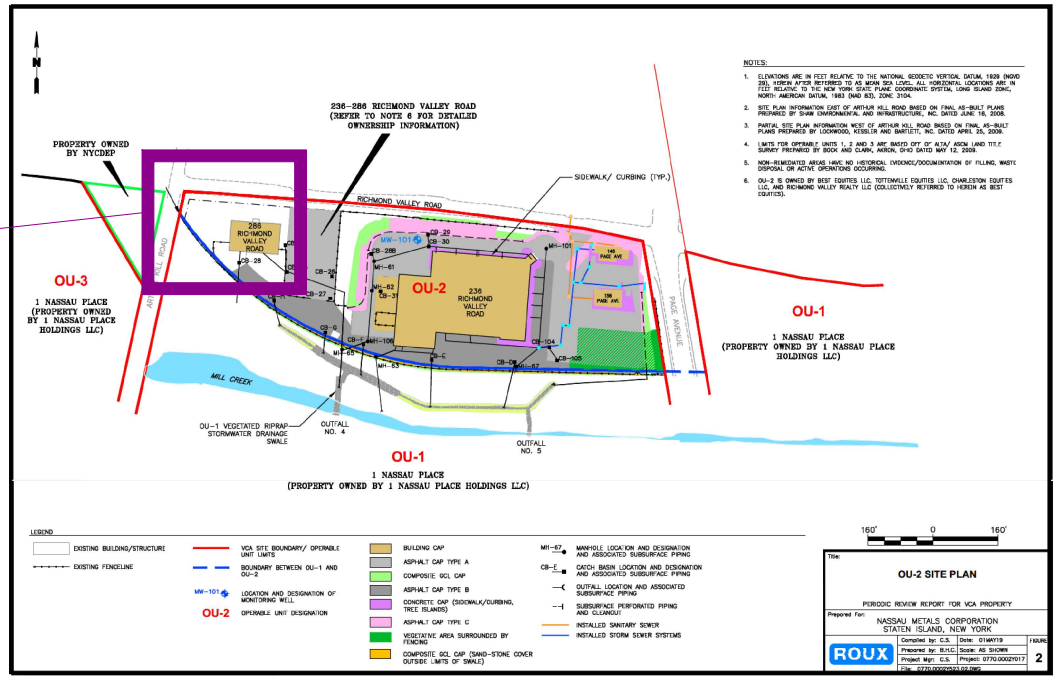
If you have any questions or require any further information, please do not hesitate to contact me.

Sincerely,

Richard Levato
Principal

3630 EAST TREMONT AVE. P.O. BOX 1020
BRONX, NEW YORK 10465-9998
TEL: 212•809•1110
www.askasr.com


New Paving Stone Patio
Area for Excavated Soil
286 RICHMOND VALLEY ROAD
CB-28
CB-
CB-
UR KILL ROAD


236-286 RICHMOND VALLEY ROAD (REFER TO NOTE 6 FOR DETAILED OWNERSHIP INFORMATION)
PROPERTY OWNED BY NYCDEP
SIDEWALK/ CURBING (TYP.)
RICHMOND VALLEY ROAD
OU-3
1 NASSAU PLACE (PROPERTY OWNED BY 1 NASSAU PLACE HOLDINGS LLC)
OU-2
236 RICHMOND VALLEY ROAD
OU-1
1 NASSAU PLACE (PROPERTY OWNED BY 1 NASSAU PLACE HOLDINGS LLC)
MILL CREEK
OU-1 VEGETATED RIPRAP STORMWATER DRAINAGE SWALE
OUTFALL NO. 4
OUTFALL NO. 5
OU-1
1 NASSAU PLACE (PROPERTY OWNED BY 1 NASSAU PLACE HOLDINGS LLC)
NOTES:
1. ELEVATIONS ARE IN FEET RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM, 1929 (NGVD 29), HEREIN AFTER REFERRED TO AS MEAN SEA LEVEL. ALL HORIZONTAL LOCATIONS ARE IN FEET RELATIVE TO THE NEW YORK STATE PLANE COORDINATE SYSTEM, LONG ISLAND ZONE, NORTH AMERICAN DATUM, 1983 (NAD 83), ZONE 3104.
2. SITE PLAN INFORMATION EAST OF ARTHUR KILL ROAD BASED ON FINAL AS-BUILT PLANS PREPARED BY SHAW ENVIRONMENTAL AND INFRASTRUCTURE, INC. DATED JUNE 18, 2008.
3. PARTIAL SITE PLAN INFORMATION WEST OF ARTHUR KILL ROAD BASED ON FINAL AS-BUILT PLANS PREPARED BY LOCKWOOD, KESSLER AND BARTLETT, INC. DATED APRIL 25, 2009.
4. LIMITS FOR OPERABLE UNITS 1, 2 AND 3 ARE BASED OFF OF ALTA/ ASCM LAND TITLE SURVEY PREPARED BY BOCK AND CLARK, AKRON, OHIO DATED MAY 12, 2009.
5. NON-REMEDIATED AREAS HAVE NO HISTORICAL EVIDENCE/DOCUMENTATION OF FILLING, WASTE DISPOSAL OR ACTIVE OPERATIONS OCCURRING.
6. OU-2 IS OWNED BY BEST EQUITIES LLC, TOTTENVILLE EQUITIES LLC, CHARLESTON EQUITIES LLC, AND RICHMOND VALLEY REALTY LLC (COLLECTIVELY REFERRED TO HEREIN AS BEST EQUITIES).
LEGEND
EXISTING BUILDING/STRUCTURE
EXISTING FENCELINE
VCA SITE BOUNDARY/ OPERABLE UNIT LIMITS
BOUNDARY BETWEEN OU-1 AND OU-2
MW-101 LOCATION AND DESIGNATION OF MONITORING WELL
OU-2 OPERABLE UNIT DESIGNATION
BUILDING CAP
ASPHALT CAP TYPE A
COMPOSITE GCL CAP
ASPHALT CAP TYPE B
CONCRETE CAP (SIDEWALK/CURBING, TREE ISLANDS)
ASPHALT CAP TYPE C
VEGETATIVE AREA SURROUNDED BY FENCING
COMPOSITE GCL CAP (SAND-STONE COVER OUTSIDE LIMITS OF SWALE)
MH-67 MANHOLE LOCATION AND DESIGNATION AND ASSOCIATED SUBSURFACE PIPING
CB-E CATCH BASIN LOCATION AND DESIGNATION AND ASSOCIATED SUBSURFACE PIPING
OUTFALL LOCATION AND ASSOCIATED SUBSURFACE PIPING
SUBSURFACE PERFORATED PIPING AND CLEANOUT
INSTALLED SANITARY SEWER
INSTALLED STORM SEWER SYSTEMS
150' 0 150'
Title: OU-2 SITE PLAN
PERIODIC REVIEW REPORT FOR VCA PROPERTY
Prepared For: NASSAU METALS CORPORATION STATEN ISLAND, NEW YORK
ROUX
Compiled by: C.S. Date: 01MAY19
Prepared by: B.H.C. Scale: AS SHOWN
Project Mgr: C.S. Project: 0770.0002T017
FIGURE 2

ATTACHMENT E

Rogers Surveying Documents

RICHMOND VALLEY ROAD

ARTHUR KILL ROAD

LANDS NOW OR FORMERLY OF SIRR CORP.

168 PAGE AVENUE

Tax Lots 240, 250, 280
Area: 306,576 Sq. Ft.
(7.04 Acres)

NAVD 88

THIS IS TO CERTIFY THAT THERE ARE NO STREAMS, OR WATERCOURSES ON THE PROPERTY SHOWN ON THIS SURVEY.

CERTIFIED ONLY TO:
Best Equities LLC
Kearny Bank ISAOA/ATIMA
Old Republic National Title Insurance Company
Madison Title Agency, LLC Title # MTANY-117045
TriState Capital Bank, its successors and/or assigns

Map of Survey
Richmond Valley
September 21, 2015
Tax Lots 240, 250, 270, & 280
Tax Block 7971
Filed Map Lots
Filed Map Block
Filed Map
Deed
Borough of Staten Island
County of Richmond
New York, NY

LEGEND

UTILITY POLE	CONCRETE COLUMN	VENT
GAS VALVE	VAULT	WELL
WATER VALVE	SIGN	WATER METER
HYDRANT	POST	GAS FILL
WATER SHUT OFF	BASIN	GAS METER
CATCH BASIN	CENTERLINE	GAS PUMP
GUY WIRE	FIRE ALARM	STAKE
MAN HOLE	MONUMENT	BOLLARD
MAN HOLE (SANITARY)	OIL FILL	WETLANDS FLAG
MAN HOLE (STORM)	TELEPHONE	
MAN HOLE (TELEPHONE)	GRATE (ROUND)	
MAN HOLE (ELECTRIC)	GRATE (SQUARE)	
MAN HOLE (WATER)	GUY WIRE CONNECTION	
GAS LINE MARKER	JUNCTION BOX	
LIGHT POLE	MAIL BOX	
WATER MAIN		
OVERHEAD UTILITY LINES		
UNDERGROUND UTILITY LINES		
SEWER LINES		
GAS MAINS		

TREE LEGEND

ALAN.	PEAR
APPLE	PINE
BEECH	SASSAFRAS
BIRCH	SWEET GUM
CHERRY	SYCAMORE
EVERGREEN	WILLOW
LOCUST	POPLAR
MAPLE	STUMP
MULBERRY	DEC. TREE
OAK	

LEGAL GRADE SHOWN THUS . . . . . [X.X]
EXISTING GRADES SHOWN THUS . . . . (X.X)
PROPOSED GRADES SHOWN THUS . . . . <X.X>
GROUND ELEVATIONS SHOWN THUS . . . . X.X

DATUM NOTE:

COORDINATES AND BEARINGS SHOWN ARE REFERENCED TO THE BOROUGH OF STATEN ISLAND, AS ESTABLISHED BY THE U.S. COAST & GEODETIC SURVEY FOR THE BOROUGH OF STATEN ISLAND.(BOGART SYSTEM)

ELEVATIONS SHOWN ARE REFERENCED TO STATEN ISLAND BOROUGH DATUM WHICH IS 3.19 ABOVE MEAN SEA LEVEL AT SANDY HOOK, NEW JERSEY (U.S. COAST & GEODETIC SURVEY) NGVD29.

NOTE:

THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF SURVEYS MADE ON THE DATES INDICATED AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.

NOTE:

SEWERS AS SHOWN ON THIS MAP ARE FROM FIELD LOCATIONS ONLY. NO PLAN OF SEWERS WERE AVAILABLE AT THE BOROUGH OFFICE AT TIME OF SURVEY. THE SEWERS SHOWN HEREON MUST BE VERIFIED BY THE CONTRACTOR/BUILDER BEFORE ANY CONSTRUCTION COMMENCES. ROGERS SURVEYING, PLLC WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR INACCURACIES OF THE SEWER INFORMATION.

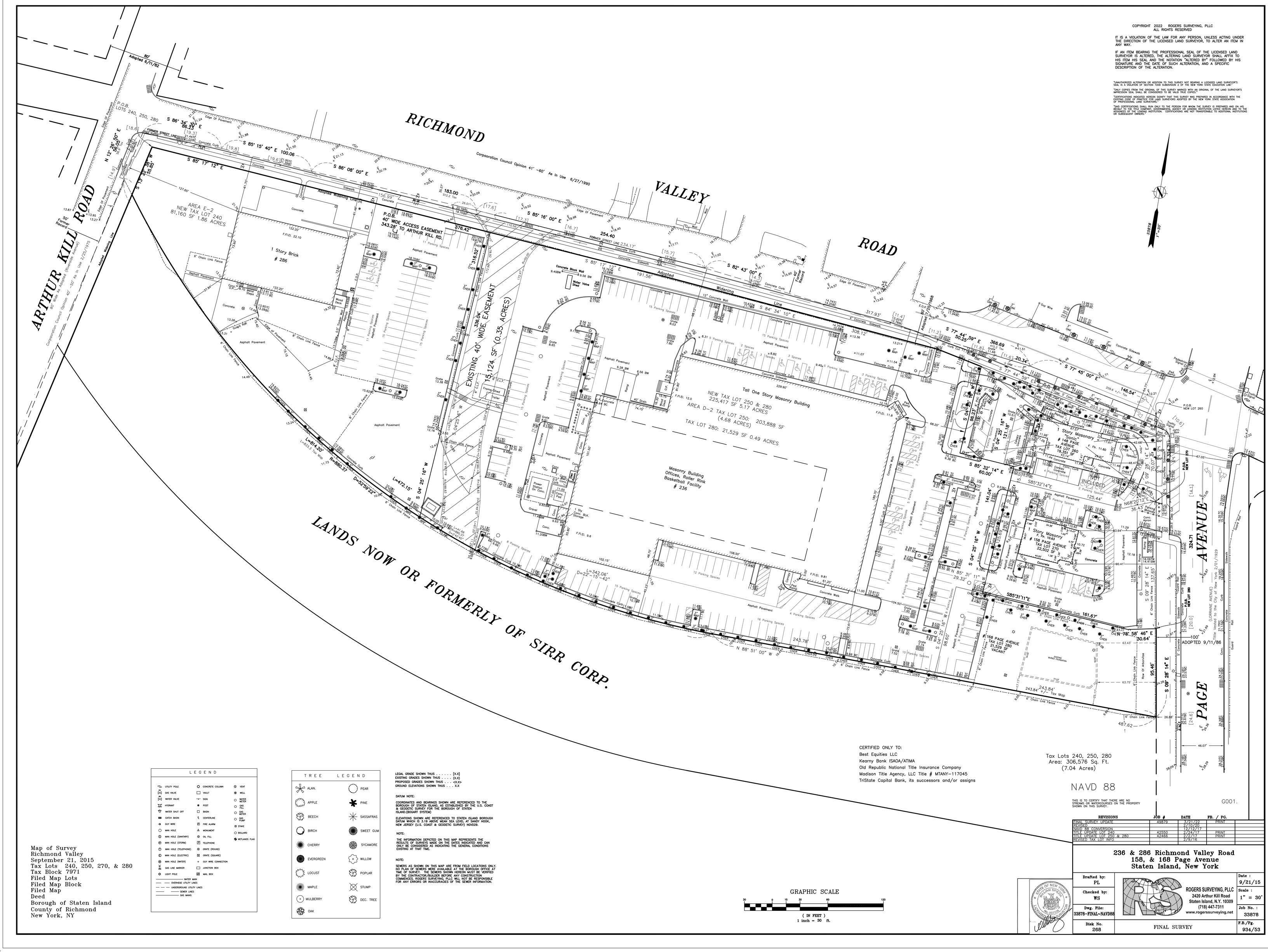
GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

REVISIONS	JOB #	DATE	FB. / PG.	
Topographic Update	52137	7/28/23	1219/05-56	PRINT
FINAL SURVEY UPDATE	49879	4/21/22	PRINT	
REVISED		2/10/20		
NAVD 88 CONVERSION		12/15/17		
TITLE UPDATE LOT 240	42550	2/28/17	PRINT	
TITLE UPDATE LOT 250 & 280	42466	2/2/17	PRINT	
REVISED TAX LOT INFO		2/9/16		

236 & 286 Richmond Valley Road
158, & 168 Page Avenue
Staten Island, New York

Drafted by: PL	ROGERS SURVEYING, PLLC 2420 Arthur Kill Road Staten Island, N.Y. 10309 (718) 447-7311 www.rogerssurveying.net	Date : 9/21/15
Checked by: WS		Scale : 1" = 30'
Dwg. File: 33878-FINAL-NAVD88		Job No. : 33878
Disk No. 268	FINAL SURVEY	F.B./Pg. 934/53

G001.



IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE LICENSED LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY.

IF AN ITEM BEARING THE PROFESSIONAL SEAL OF THE LICENSED LAND SURVEYOR IS ALTERED, THE ALTERING LAND SURVEYOR SHALL AFFIX TO HIS ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

"UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY NOT BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209 SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW."

"ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S IMPRESSION SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES."

"CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS."

"SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY OR LENDING INSTITUTION LISTED HEREON AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."

CERTIFIED ONLY TO:
Best Equities LLC
Kearny Bank ISAOA/ATIMA
Old Republic National Title Insurance Company
Madison Title Agency, LLC Title # MTANY-117045
TriState Capital Bank, its successors and/or assigns

Tax Lots 240, 250, 280
Area: 306,576 Sq. Ft.
(7.04 Acres)

NAVD 88

G001.

THIS IS TO CERTIFY THAT THERE ARE NO STREAMS OR WATERCOURSES ON THE PROPERTY SHOWN ON THIS SURVEY.

LEGAL GRADE SHOWN THUS . . . . . . [X.X]
EXISTING GRADES SHOWN THUS . . . . (X.X)
PROPOSED GRADES SHOWN THUS . . . <X.X>
GROUND ELEVATIONS SHOWN THUS . . . X.X

DATUM NOTE:

COORDINATES AND BEARINGS SHOWN ARE REFERENCED TO THE BOROUGH OF STATEN ISLAND, AS ESTABLISHED BY THE U.S. COAST & GEODETIC SURVEY FOR THE BOROUGH OF STATEN ISLAND.(BOGART SYSTEM)

ELEVATIONS SHOWN ARE REFERENCED TO STATEN ISLAND BOROUGH DATUM WHICH IS 3.19 ABOVE MEAN SEA LEVEL AT SANDY HOOK, NEW JERSEY (U.S. COAST & GEODETIC SURVEY) NGVD29.

NOTE:

THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF SURVEYS MADE ON THE DATES INDICATED AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.

NOTE:

SEWERS AS SHOWN ON THIS MAP ARE FROM FIELD LOCATIONS ONLY. NO PLAN OF SEWERS WERE AVAILABLE AT THE BOROUGH OFFICE AT TIME OF SURVEY. THE SEWERS SHOWN HEREON MUST BE VERIFIED BY THE CONTRACTOR/BUILDER BEFORE ANY CONSTRUCTION COMMENCES. ROGERS SURVEYING, PLLC WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR INACCURACIES OF THE SEWER INFORMATION.

Map of Survey
Richmond Valley
September 21, 2015
Tax Lots 240, 250, 270, & 280
Tax Block 7971
Filed Map Lots
Filed Map Block
Filed Map
Deed
Borough of Staten Island
County of Richmond
New York, NY

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

REVISIONS	JOB #	DATE	FB. / PG.	
FINAL SURVEY UPDATE	49879	3/21/22	PRINT	
REVISED		2/10/20		
NAVD 88 CONVERSION		12/12/17		
TITLE UPDATE LOT 240	42550	2/24/17	PRINT	
TITLE UPDATE LOT 250 & 280	42466	2/2/17	PRINT	
REVISED TAX LOT INFO		2/9/16		

236 & 286 Richmond Valley Road
158, & 168 Page Avenue
Staten Island, New York

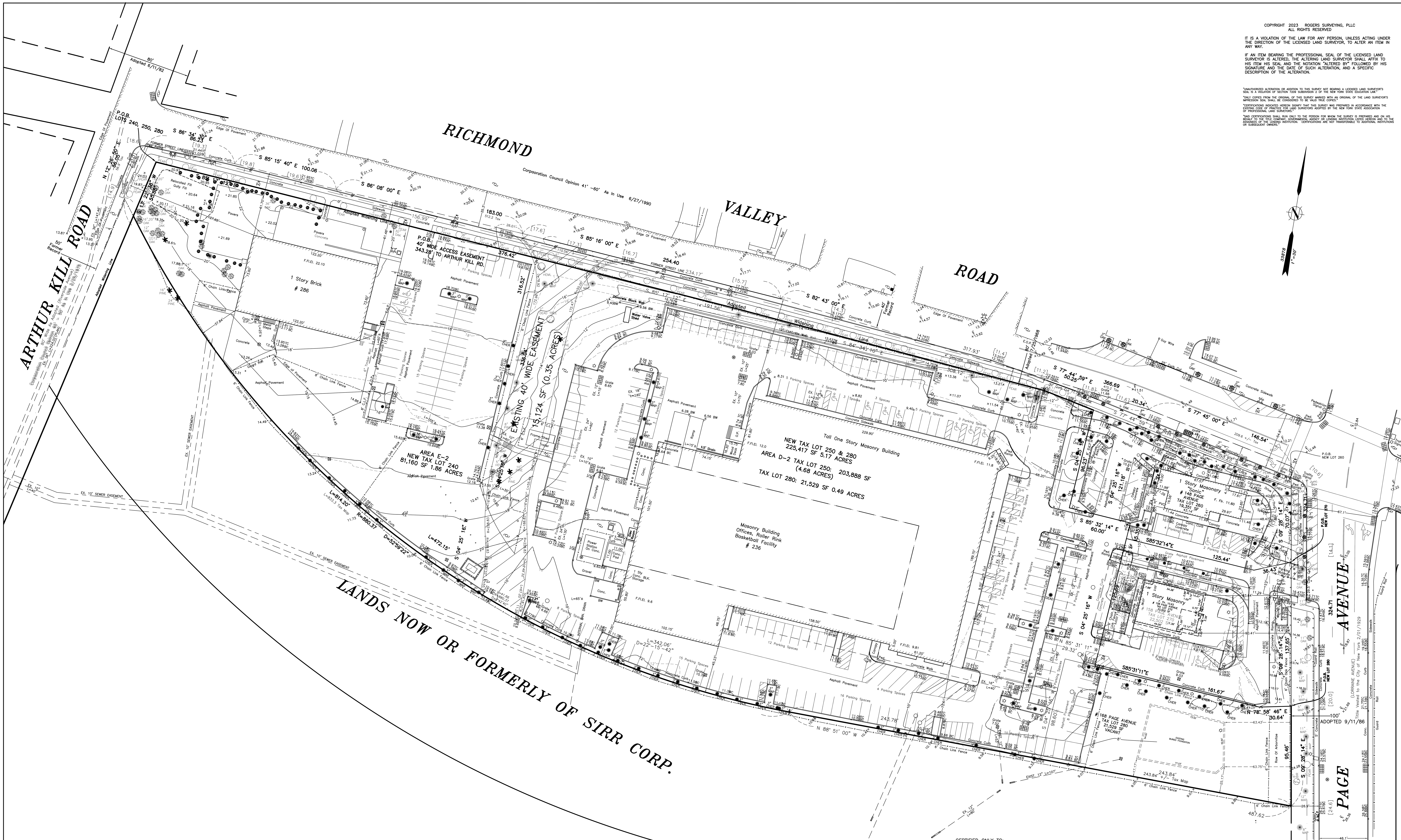
Drafted by: PL
Checked by: WS
Dwg. File: 33878-FINAL~NAVD88
Disk No. 268

ROGERS SURVEYING, PLLC
2420 Arthur Kill Road
Staten Island, N.Y. 10309
(718) 447-7311
www.rogerssurveying.net

FINAL SURVEY

Date : 9/21/15
Scale : 1" = 30'
Job No. : 33878
F.B./Pg. 934/53

No. 050106



IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE LICENSED LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY.

IF AN ITEM BEARING THE PROFESSIONAL SEAL OF THE LICENSED LAND SURVEYOR IS ALTERED, THE ALTERING LAND SURVEYOR SHALL AFFIX TO HIS ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

"UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY NOT BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209 SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW."

"ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S IMPRESSION SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES."

"CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS."

"SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY OR LENDING INSTITUTION LISTED HEREON AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."

CERTIFIED ONLY TO:
Best Equities LLC
Kearny Bank ISAOA/ATIMA
Old Republic National Title Insurance Company
Madison Title Agency, LLC Title # MTANY-117045
TriState Capital Bank, its successors and/or assigns

Tax Lots 240, 250, 280
Area: 306,576 Sq. Ft.
(7.04 Acres)

NAVD 88

THIS IS TO CERTIFY THAT THERE ARE NO STREAMS OR WATERCOURSES ON THE PROPERTY SHOWN ON THIS SURVEY.

G001.

DATUM NOTE:

COORDINATES AND BEARINGS SHOWN ARE REFERENCED TO THE BOROUGH OF STATEN ISLAND, AS ESTABLISHED BY THE U.S. COAST & GEODETIC SURVEY BOGART SYSTEM.

ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

LEGAL GRADE SHOWN THUS . . . . . . [X.X]
EXISTING GRADES SHOWN THUS . . . . (X.X)
PROPOSED GRADES SHOWN THUS . . . <X.X>
GROUND ELEVATIONS SHOWN THUS . . . X.X

NOTE:

THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF SURVEYS MADE ON THE DATES INDICATED AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.

NOTE:

SEWERS AS SHOWN ON THIS MAP ARE FROM FIELD LOCATIONS ONLY. NO PLAN OF SEWERS WERE AVAILABLE AT THE BOROUGH OFFICE AT TIME OF SURVEY. THE SEWERS SHOWN HEREON MUST BE VERIFIED BY THE CONTRACTOR/BUILDER BEFORE ANY CONSTRUCTION COMMENCES. ROGERS SURVEYING, PLLC WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR INACCURACIES OF THE SEWER INFORMATION.

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

Map of Survey
Richmond Valley
September 21, 2015
Tax Lots 240, 250, 270, & 280
Tax Block 7971
Filed Map Lots
Filed Map Block
Filed Map
Deed
Borough of Staten Island
County of Richmond
New York, NY

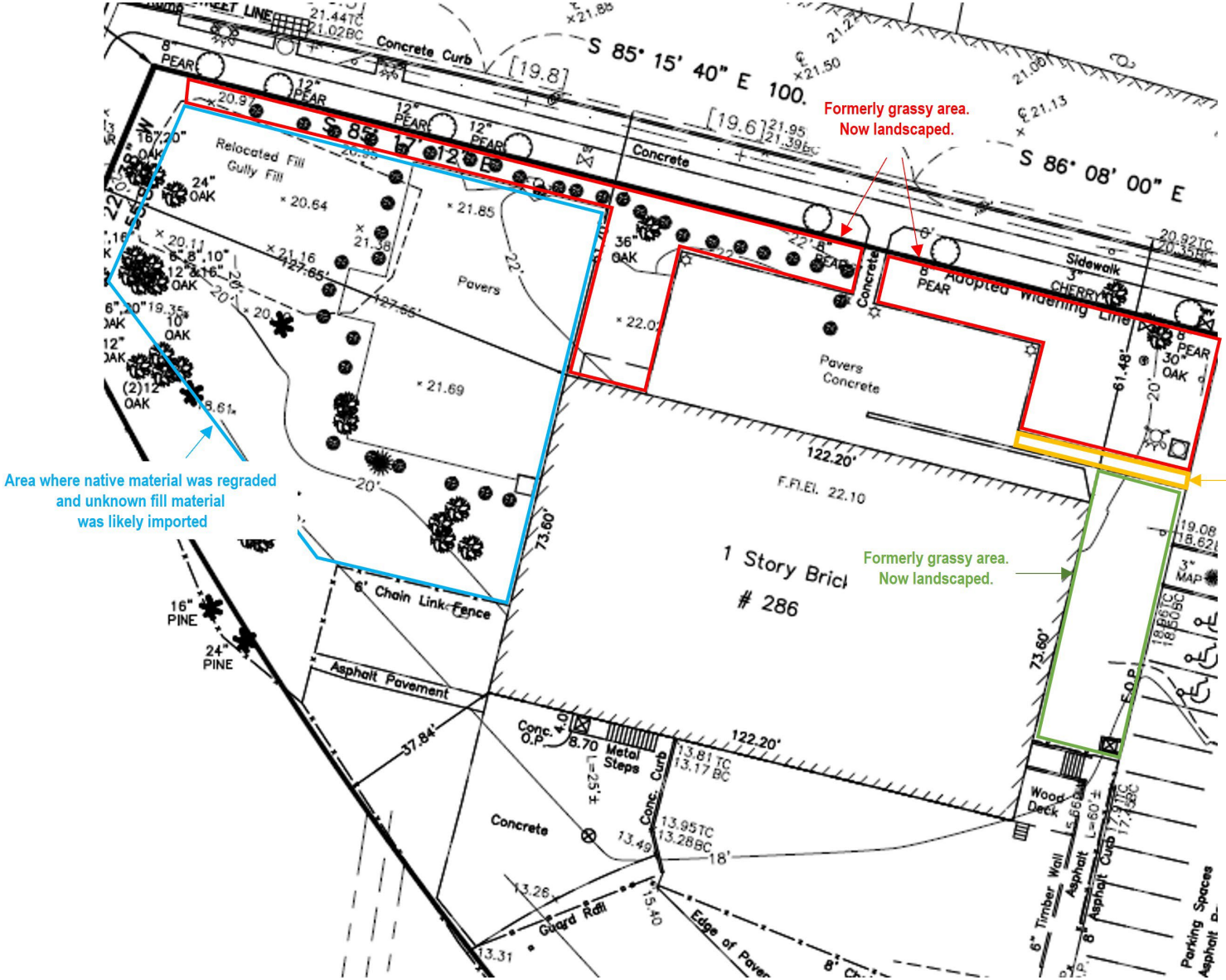
REVISIONS	JOB #	DATE	FB. / PG.	
Topographic Update	52137	9/29/23	1219/55-56	PRINT
FINAL SURVEY UPDATE	49879	3/21/22	PRINT	
REVISED		2/10/20		
NAVD 88 CONVERSION		12/12/17		
TITLE UPDATE LOT 240	42550	2/24/17	PRINT	
TITLE UPDATE LOT 250 & 280	42466	2/2/17	PRINT	
REVISED TAX LOT INFO		2/9/16		

236 & 286 Richmond Valley Road
158, & 168 Page Avenue
Staten Island, New York

Drafted by: PL	ROGERS SURVEYING, PLLC 2420 Arthur Kill Road Staten Island, N.Y. 10309 (718) 447-7311 www.rogerssurveying.net	Date : 9/21/15
Checked by: WS		Scale : 1" = 30'
Dwg. File: 33878-FINAL~NAVD88		Job No. : 33878
Disk No. 268	FINAL SURVEY	F.B./Pg. 934/53

STATE OF NEW YORK
WILLIAM SPIEZIA
No. 050106
LICENSED LAND SURVEYOR

FIGURES



ASR

53 West Hills Road
Huntington Station, NY 11746

PHONE: 631-673-0612
FAX: 631-427-5323

WWW.ASKASR.COM

FIGURE 1.0
ASR INTERPRETATION OF MODIFICATIONS

Nassau Metals OU-2,
286 Richmond Valley Road,
Staten Island, NY.

PROJECT: A22-115

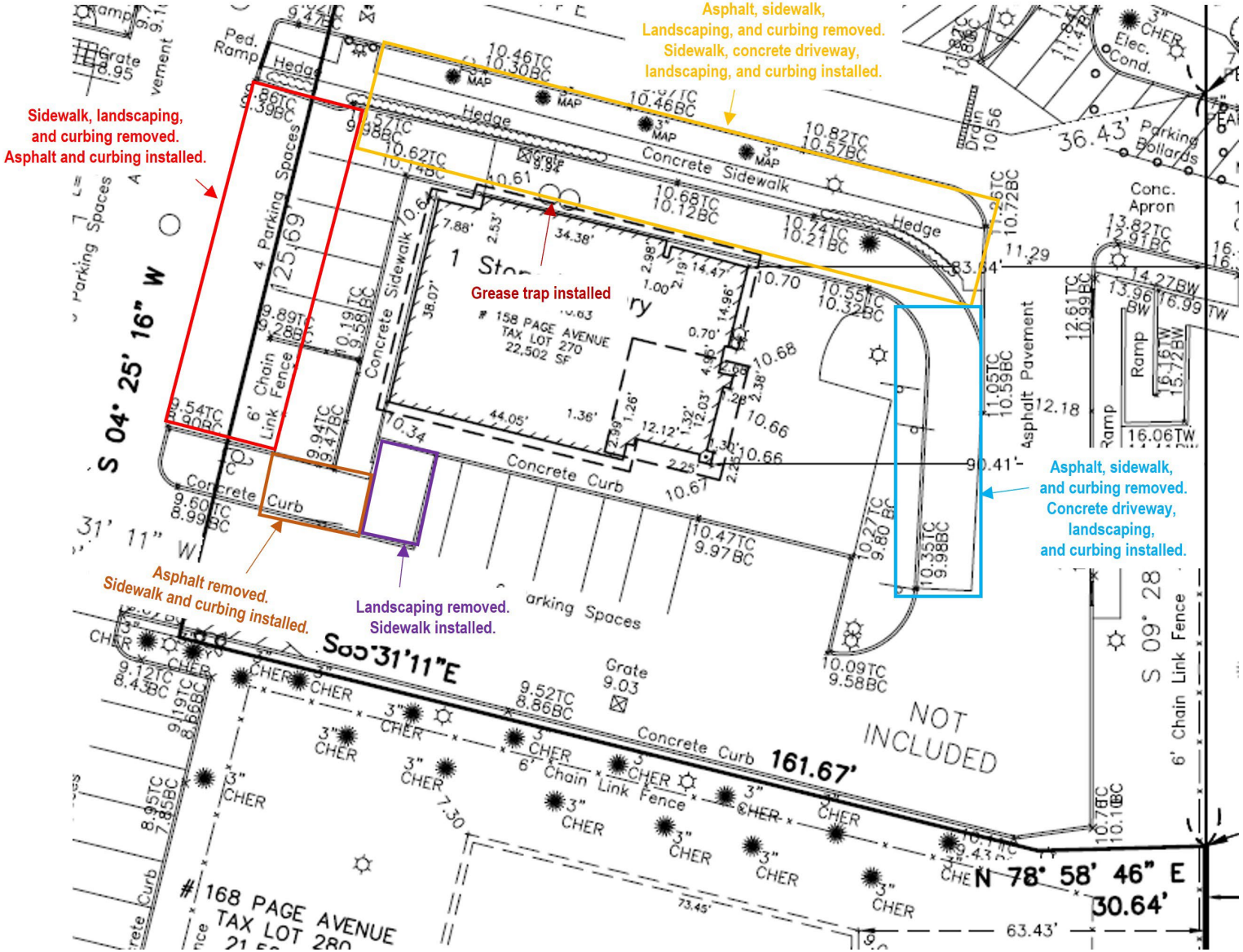
DRAWING DATE: 4/18/24

DRAWN BY: JB

CHECKED BY: SY

REVISIONS: N/A

N
W E
S



ASR

53 West Hills Road
Huntington Station, NY 11746

PHONE: 631-673-0612
FAX: 631-427-5323

WWW.ASKASR.COM

FIGURE 2.0
ASR INTERPRETATION OF MODIFICATIONS

Nassau Metals OU-2,
158 Page Avenue,
Staten Island, NY.

PROJECT: A22-115

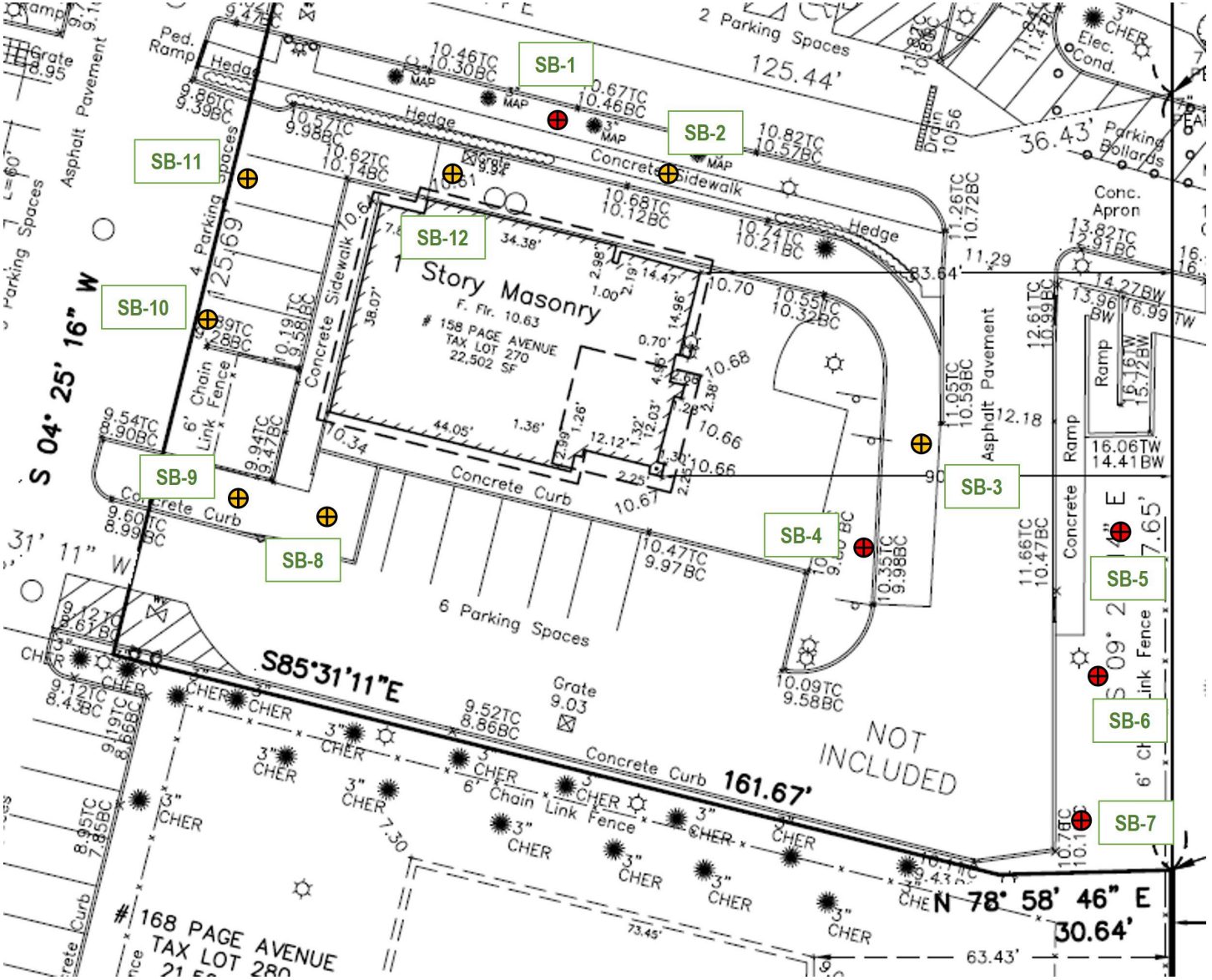
DRAWING DATE: 4/18/24

DRAWN BY: JB

CHECKED BY: SY

REVISIONS: N/A

N
W E
S



ASR

53 West Hills Road
Huntington Station, NY 11746

PHONE: 631-673-0612
FAX: 631-427-5323

WWW.ASKASR.COM

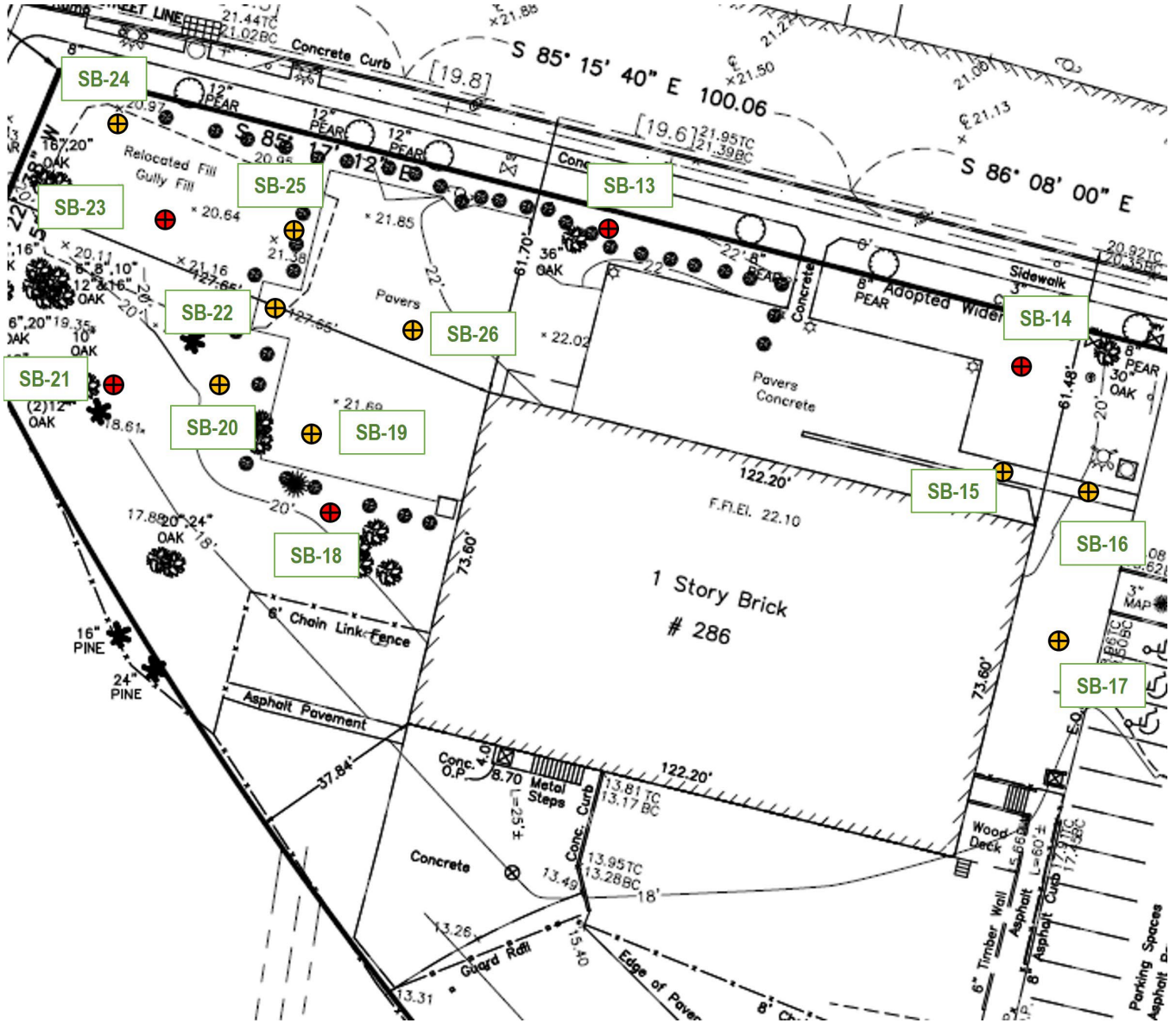
FIGURE 3.0
SITE SKETCH WITH PROPOSED SOIL BORING LOCATIONS

Nassau Metals OU-2,
158 Page Avenue,
Staten Island, NY.

PROJECT: A22-115
DRAWING DATE: 10/13/23
DRAWN BY: JB
CHECKED BY: SY
REVISIONS: N/A

KEY

- Proposed Soil Boring Location
- Proposed Boring and Soil Sample Location



ASR

53 West Hills Road
Huntington Station, NY 11746

PHONE: 631-673-0612
FAX: 631-427-5323

WWW.ASKASR.COM

FIGURE 4.0
SITE SKETCH WITH PROPOSED SOIL BORING LOCATIONS

Nassau Metals OU-2,
286 Richmond Valley Road,
Staten Island, NY.

PROJECT: A22-115
DRAWING DATE: 10/13/23
DRAWN BY: JB
CHECKED BY: SY
REVISIONS: N/A

KEY

- Proposed Soil Boring Location
- Proposed Boring and Soil Sample Location